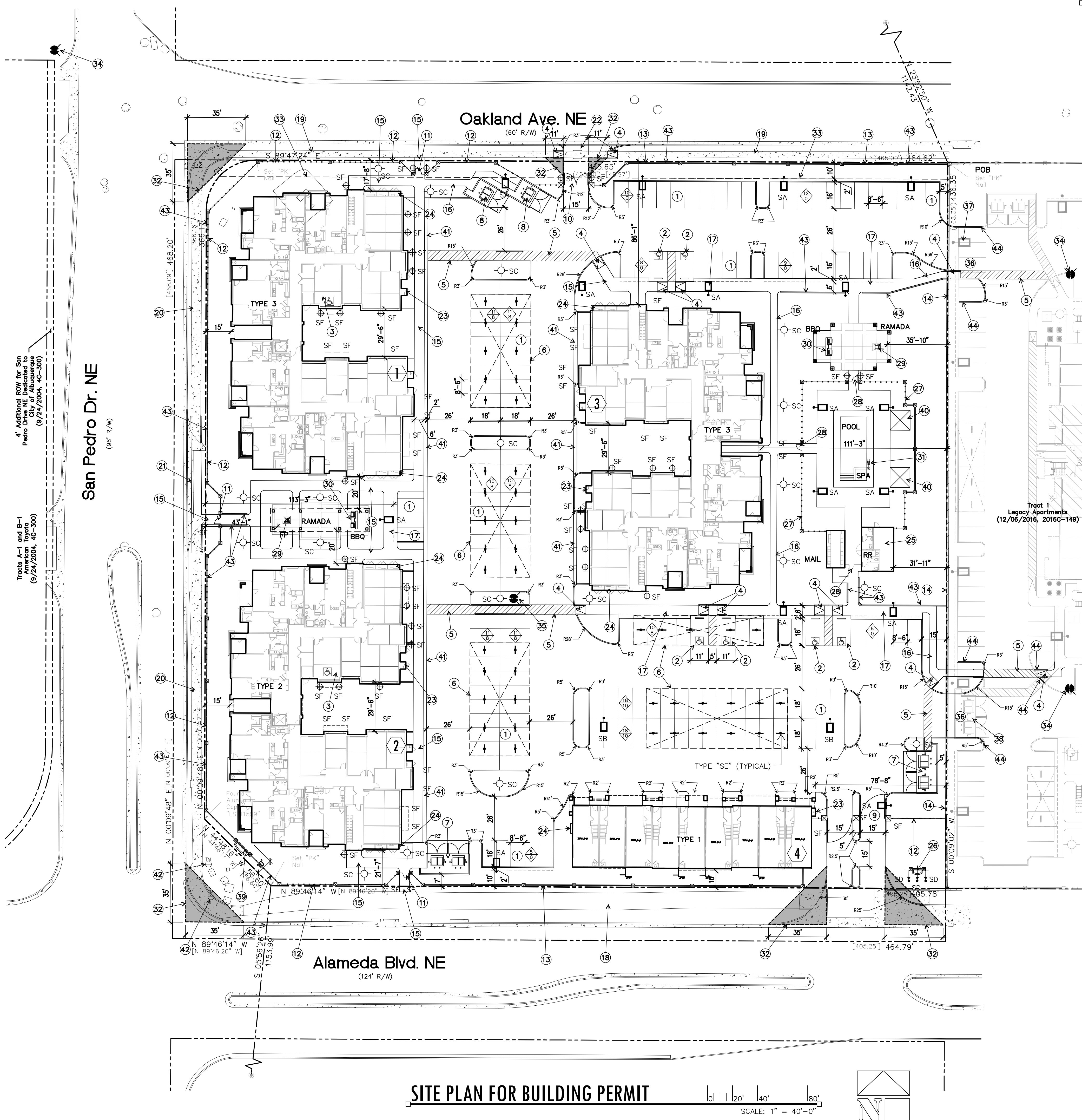




- KEYNOTES**
- 8.5'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 01/A1.20.
 - 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG. SEE DETAIL 05/A1.20.
 - ACCESSIBLE GARAGE SPACE.
 - ACCESSIBLE CURB RAMP. SEE DETAIL 08/A1.20.
 - ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
 - INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DETAIL 06/A1.20.
 - DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
 - SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A1.20.
 - RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE, SEE DETAIL 28/A1.21.
 - EXIT ONLY VEHICULAR GATE, SEE DETAIL 44/A1.22.
 - PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
 - WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
 - CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 17/A1.21.
 - EXISTING CMU RETAINING WALL WITH WROUGHT IRON FENCE ON TOP. REMOVE AT NEW DRIVEWAYS AND SIDEWALK CONNECTIONS TO PHASE 1.
 - 6' SIDEWALK CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
 - 4' SIDEWALK, TYPICAL ON SITE.
 - 8' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.20.
 - EXISTING 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA, 6' FROM STREET CURB AT OAKLAND AVE.
 - EXISTING 6' SIDEWALK DETACH 3' FROM STREET CURB AT SAN PEDRO DR.
 - REMOVE EXISTING DRIVEWAY AND REPLACE WITH NEW CURB AND SIDEWALK TO MATCH EXISTING. NEW CURB CUT DRIVEWAY.
 - FIRE RISER LOCATION. SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
 - ELECTRIC SERVICE LOCATION.
 - POOL EQUIPMENT ROOM.
 - MONUMENT SIGN NEXT TO ALAMEDA ENTRY DRIVE, SEE DETAIL 29/A1.21.
 - WROUGHT IRON POOL FENCE, SEE DETAIL 18 & 19/A1.21.
 - POOL ENTRY GATE, SEE DETAIL 24/A1.21.
 - FIRE PIT, SEE DETAIL 32/A1.22.
 - GAS GRILLS, SEE DETAIL 38/A1.22.
 - POOL LIFT, SEE DETAIL 43/A1.22.
 - SIGHT VISIBILITY. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - EXISTING 10' PNM EASEMENT (1/13/2017, DOC. NO. 2017003527).
 - EXISTING FIRE HYDRANT.
 - NEW FIRE HYDRANT.
 - DIRECT CONNECTION TO EXISTING PHASE 1 PROJECT. REMOVE EXISTING CMU WALL AS NEEDED.
 - RELOCATE EXISTING LIGHT POLE.
 - REMOVE EXISTING TRASH ENCLOSURE.
 - MONUMENT SIGN AT SWC, SEE DETAIL 30/A1.21.
 - POOL CABANA, SEE DETAIL 35/A1.22.
 - MOUNTABLE SIGN TYPE "PER" CITY DETAIL 2415A, SEE DETAIL 42/A1.22.
 - EXISTING TRAFFIC MAST.
 - NEW RETAINING WALL PER GRADING PLANS.
 - CONNECT TO EXISTING CURB ON PHASE 1.

UNIT MIX

	S1	A1	A2	A2H	A3	B2	B2m	B2H	B4	B5	TB1	TB1m1	TB1m2	UNITS/BLDG	NO. BLDGS	TOTAL UNITS
LIVABLE	587	728	768	768	768	1,194	1,216	1,188	1,121	1,242	1,286	1,330	533			
STOR/GAR	23	13	26	26	26	22	22	22	21	15	501	517	533			
PAT/BAL	60	59	67	67	67	57	57	57	57	57	56	56	68			
BLDG TYPE 1	6	6	4		4	3	4	1	8	6	5	2	2	8	1	8
BLDG TYPE 2	6	6	3	1	4	4	4		4	2				42	1	42
BLDG TYPE 3	6	6	3	1	4	4	4		6	6				42	2	84
TOTAL	18	18	10	2	12	11	12	1	24	18	5	2	2	4	135	

NOTES:

- ALL UNITS IN BLDGS TYPE 2 & 3 ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.
- 2% OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (135x.02=2.7 PROVIDED: 3)
- UNIT IN BLDG TYPE 1 ARE MULTISTORY UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.

LEGEND

PROPERTY LINE

1 BUILDING NUMBER

TYPE 2 BUILDING TYPE

No. OF PARKING SPACES
No. OF COVERED SPACES

ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

FIRE HYDRANT

LIGHTING LEGEND

TYPE 'SA': 18' TALL POLE LIGHT. TYPE III DISTRIBUTION. FULLY CUT-OFF

TYPE 'SB': 18' TALL POLE LIGHT. TYPE V DISTRIBUTION. FULLY CUT-OFF

TYPE 'SC': 7' TALL POLE LIGHT.

TYPE 'SD': WALL MOUNTED SIGN LED LIGHT WITH GLARE SHIELD AND 36" LONG STEM.

TYPE 'SE': CARPORT LIGHT. 4 FT. FLUORESCENT STRIP.

TYPE 'SF': WALL SCONCE AT 6'-6" B.O.F. ADA COMPLIANT.

TYPE 'SG': 18' TALL POLE LIGHT. TYPE III DISTRIBUTION. FULLY CUT-OFF.

B.O.F. - HEIGHT IS MEASURED FROM BOTTOM OF FIXTURE OR FIXTURE LENS TO ABOVE FINISHED FLOOR.

T.O.F. - HEIGHT MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.

BUILDING AREAS:

BLDG	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL
1	U/R-2	14,803	14,964	14,956	14,956	59,679
2	U/R-2	14,803	14,964	14,956	14,956	59,679
3	U/R-2	14,803	14,964	14,956	14,956	59,679
4	U/R-2	5,427	6,006	5,666		17,099
RAMADA 1	U	1,014				1,014
RAMADA 2	U	985				985
POOL RR						
TOTAL		52,455	50,898	50,534	44,868	198,755

PROJECT NUMBER:
Application Number:
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

DEVELOPMENT DATA

SITE AREA:
4.4876 ACRES (195,479 S.F.)

ZONING:
CURRENT: R-MH

BUILDING HEIGHT:
ALLOWED: 45 FEET
PROVIDED: 45 FEET

DENSITY:
ALLOWED: 50.00 DU/ACRE
PROPOSED: 30.08 DU/ACRE

SETBACKS PROVIDED:

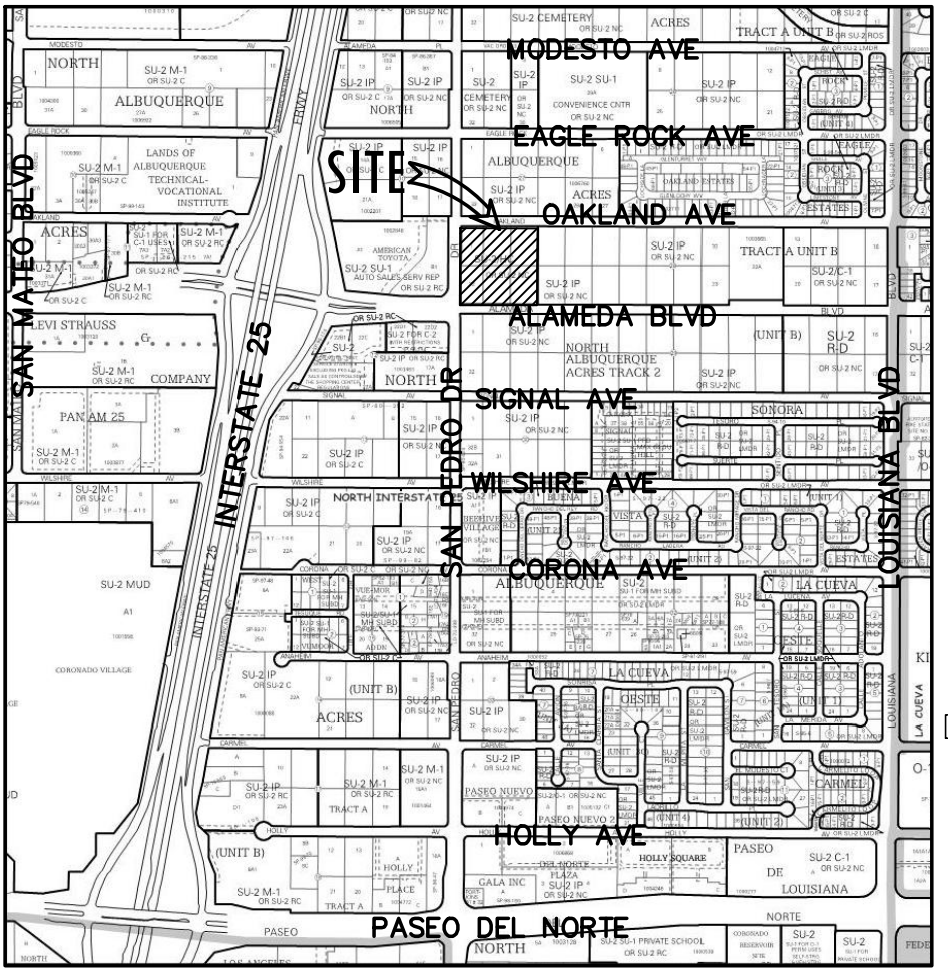
	SIDE (N)	FRONT (W)	SIDE (S)	REAR (E)
BUILDINGS	17'-8"	15'-0"	10'-0"	31'-11"
PARKING	10'-0"	11'-3"	10'-0"	5'-0"

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	200	60	12,000	
2 BEDROOM	250	75	18,750	
PROVIDED SITE OPEN SPACE				67,433
PROVIDED BALCONY PRIVATE OPEN SPACE				9,000
TOTAL (excess of 45,683 SF)	135	30,750	76,433	

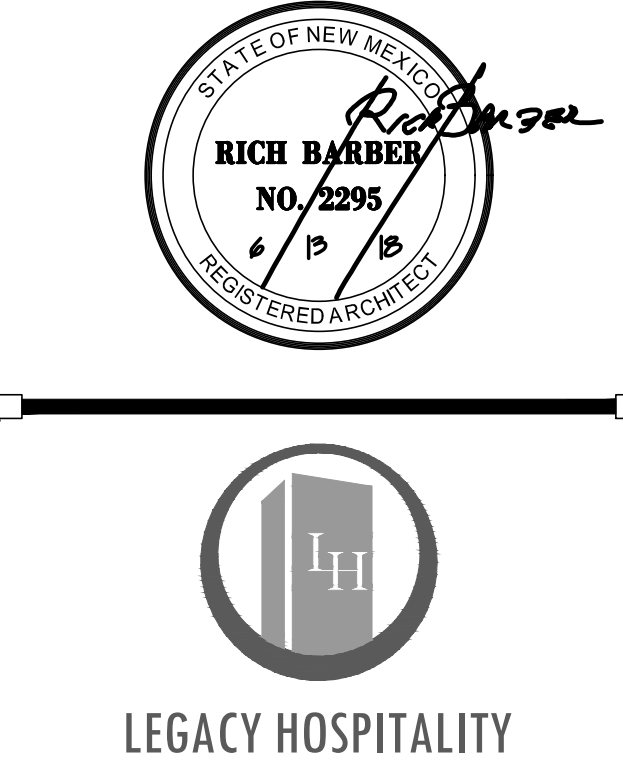
PARKING SPACE REQUIREMENTS

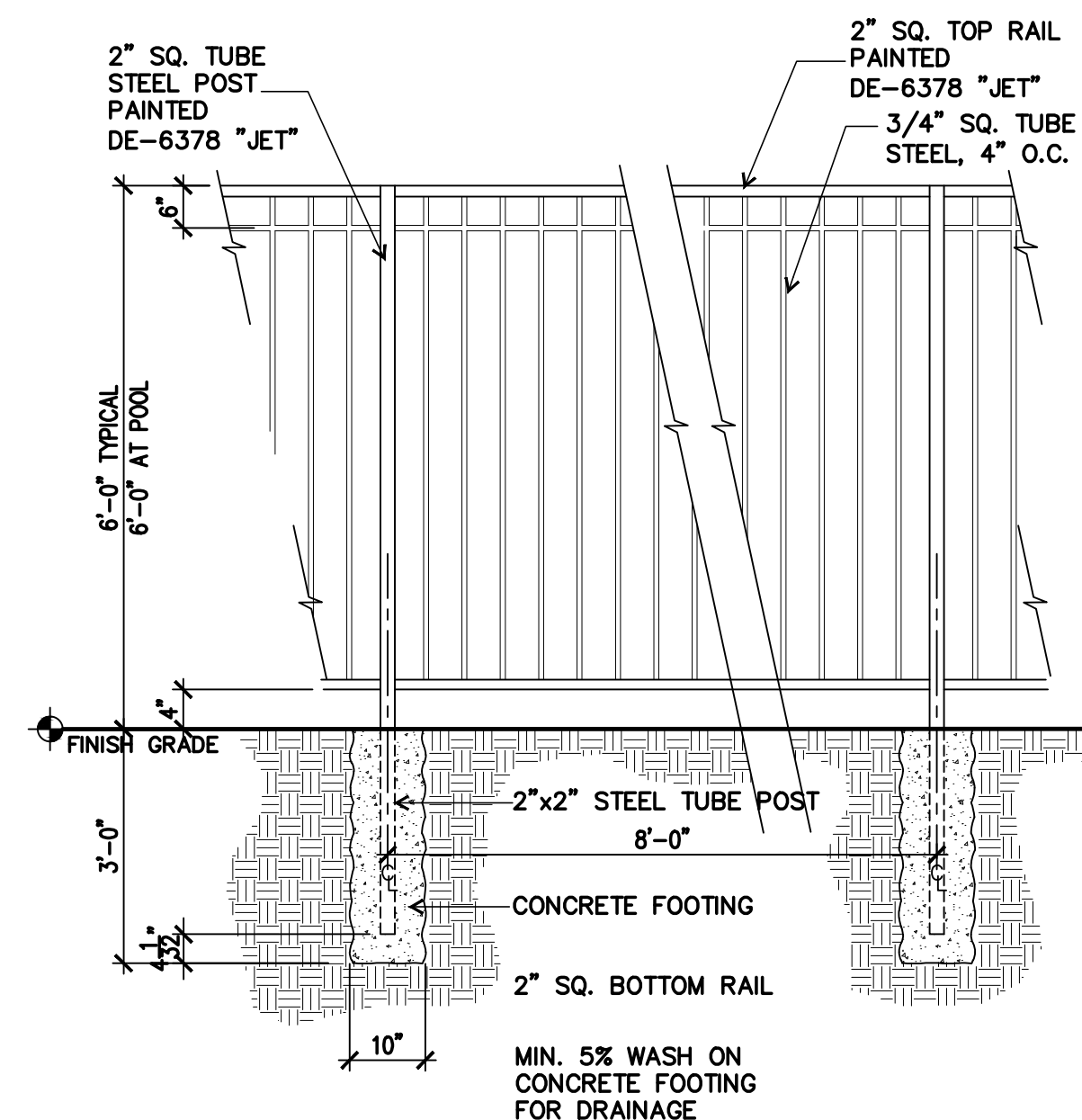
	PARKING RATIO REQUIRED	PARKING SPACES
1.5 PARKING SPACES PER DWELLING UNIT	1.5	203
PHASE 1 PARKING LOST		6
Total Parking Spaces Required		209
OPEN PARKING PROVIDED		86
CARPORT PARKING PROVIDED		76
GARAGE PARKING PROVIDED		69
Total Parking Provided		231
Accessible Parking Required		8
OPEN ACCESSIBLE PARKING PROVIDED		4
CARPORT ACCESSIBLE PARKING PROVIDED		2
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		8
Bicycle Parking Required (10% OF REQUIRED OFF-STREET PARKING SPACES)		21
GARAGE		60
Total Bicycle Parking Provided		60



MARKANA APARTMENTS - II

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico



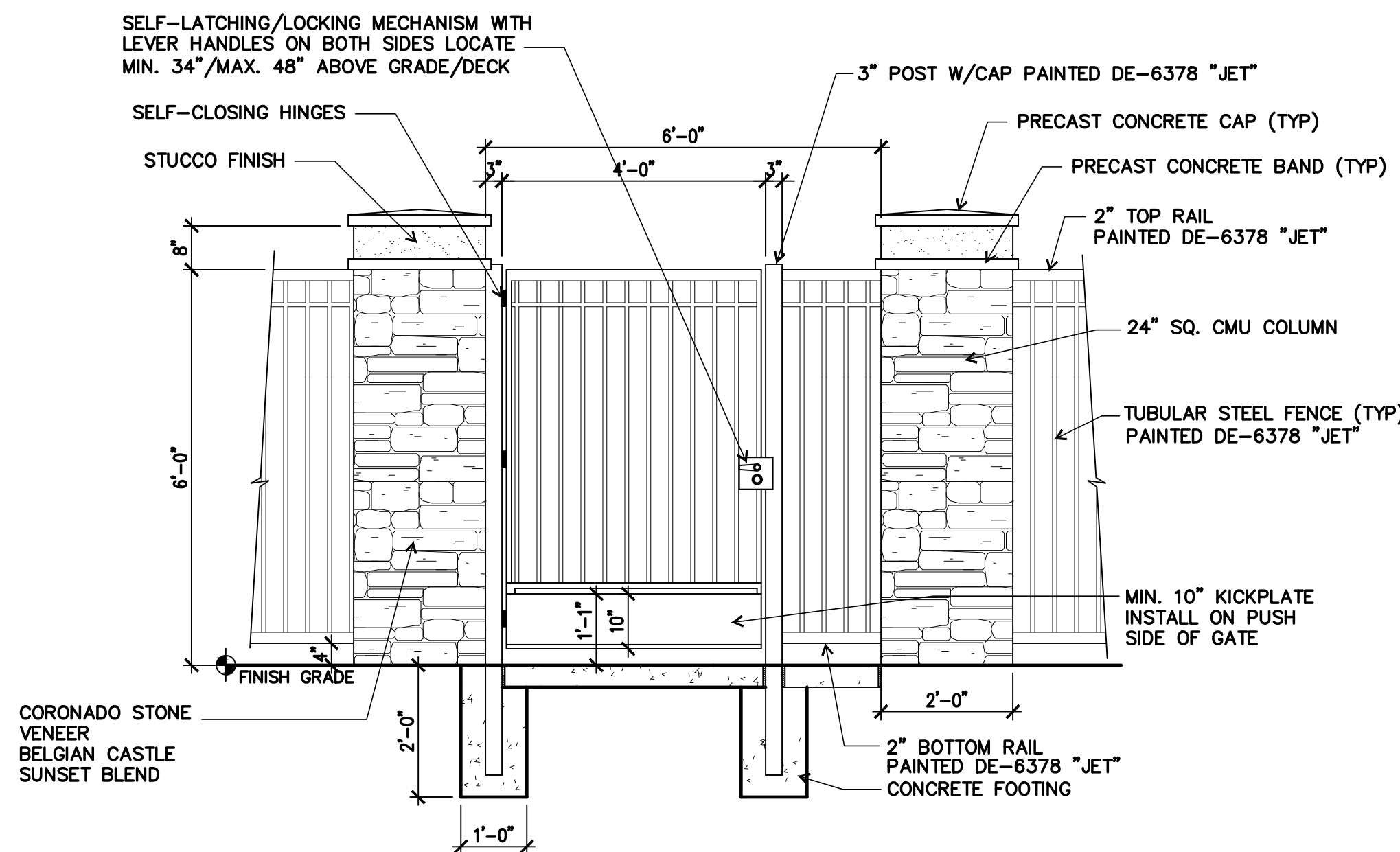


19

SCALE: 1/2" = 1'-0"

SCALE: 3/8" = 1'-0"

28

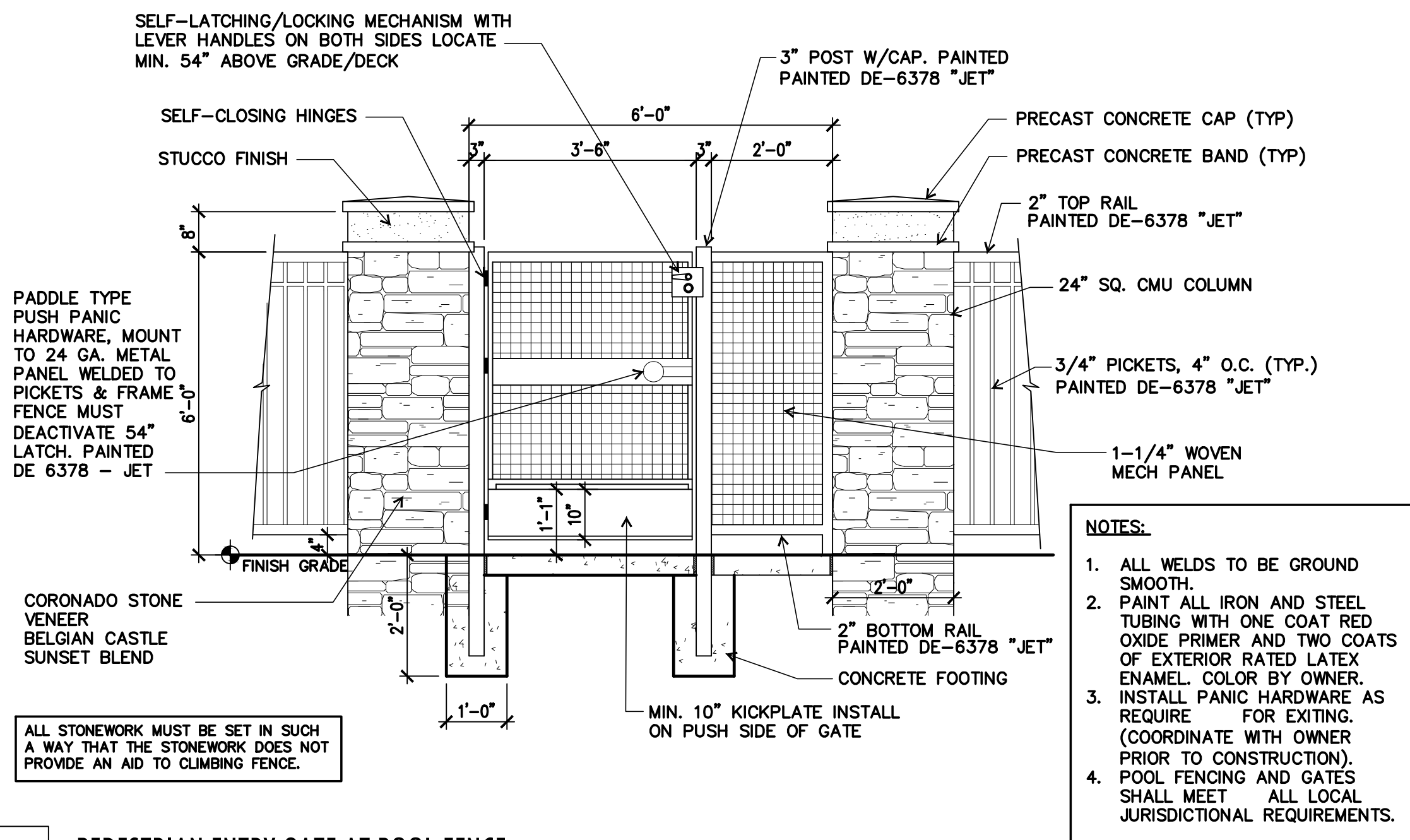


17

SCALE: 3/8" = 1'-0"

SCALE: 1/2" = 1'-0"

23



18

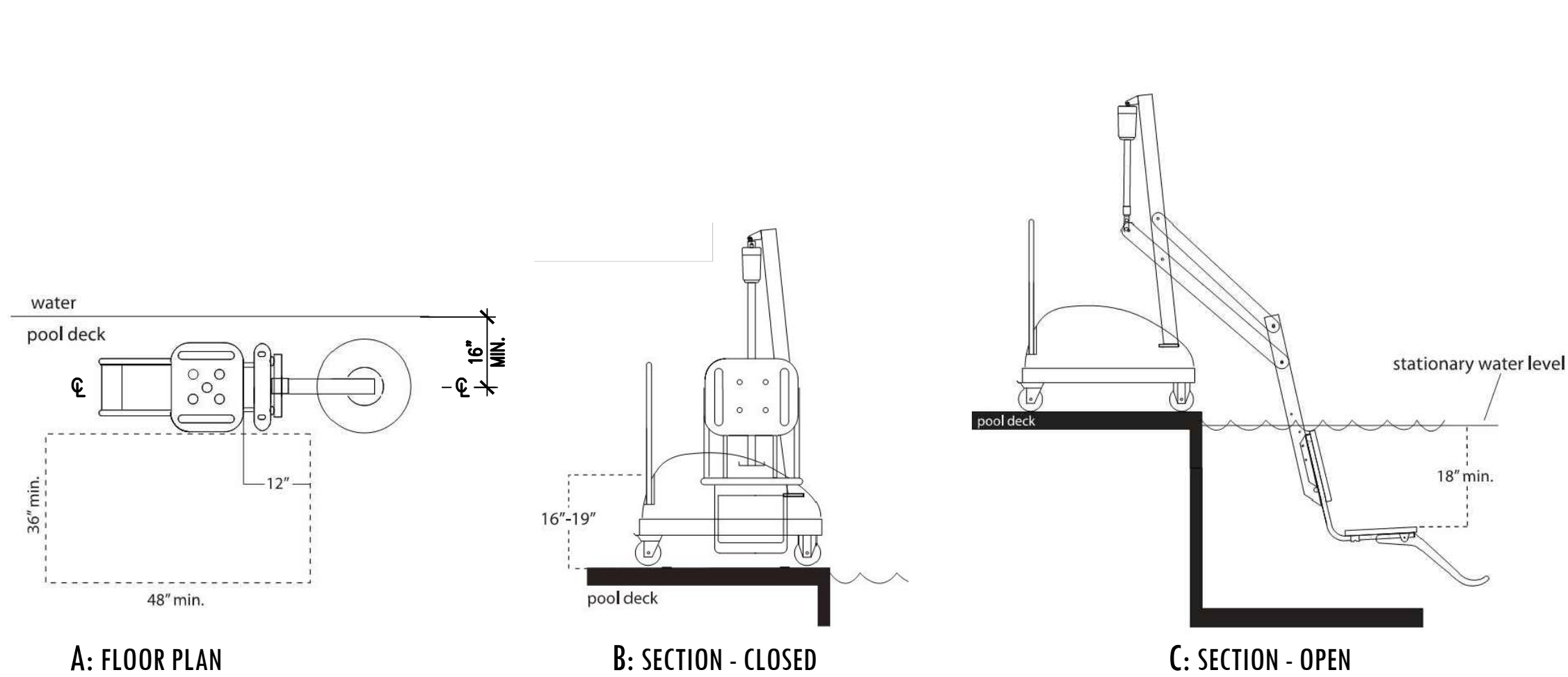
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SCALE: 1/2" = 1'-0'

24

30

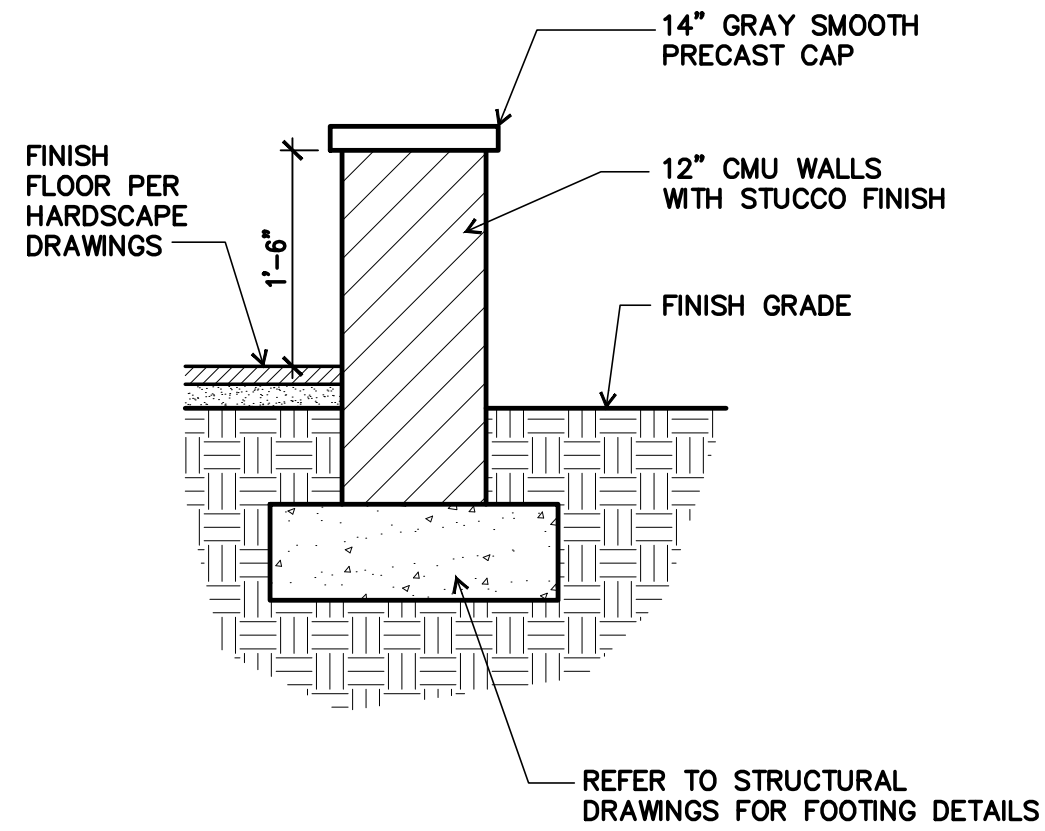
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A: FLOOR PLAN

B: SECTION - CLOSED

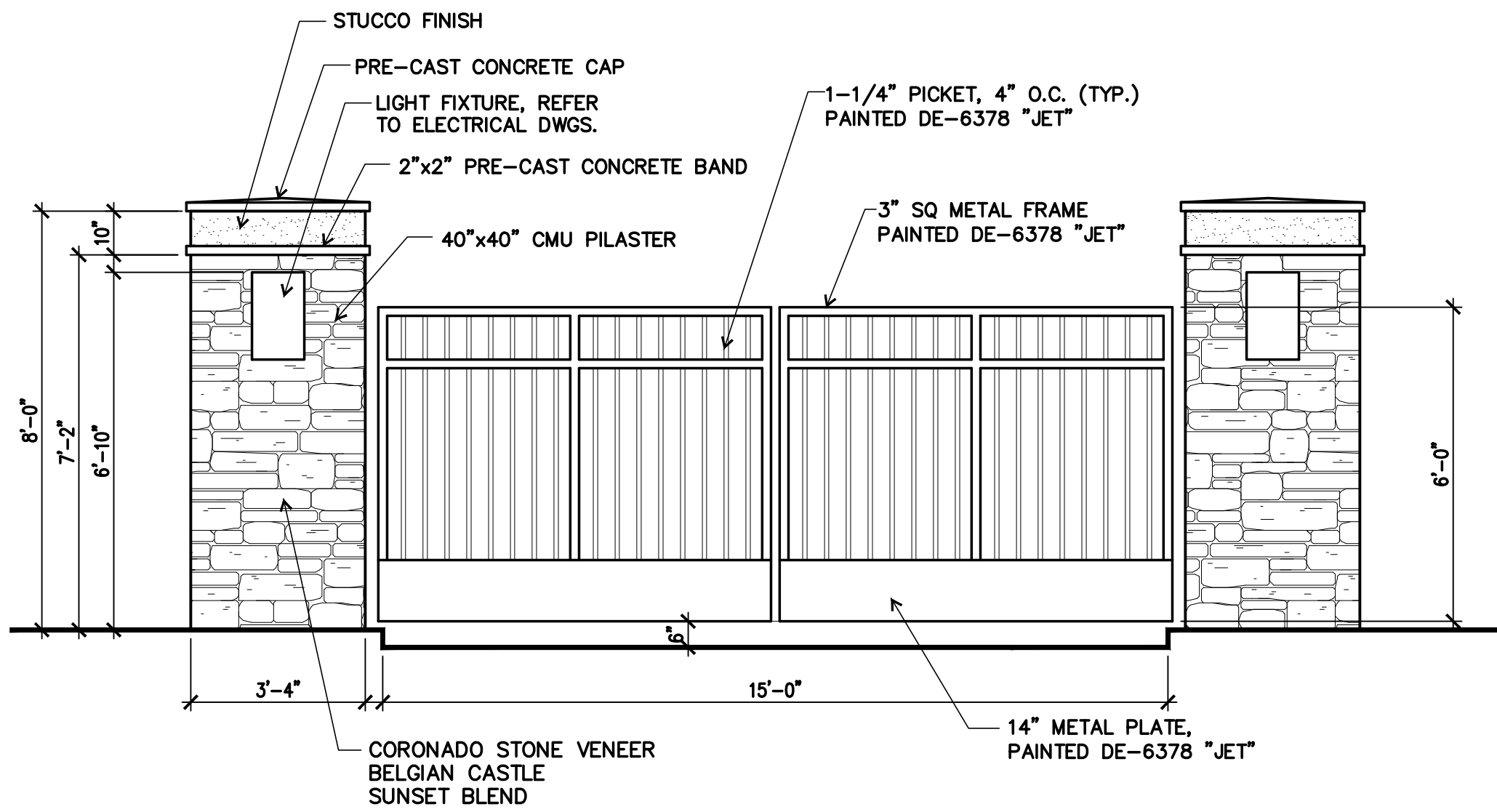
C: SECTION - OPEN



37 SEAT WALL

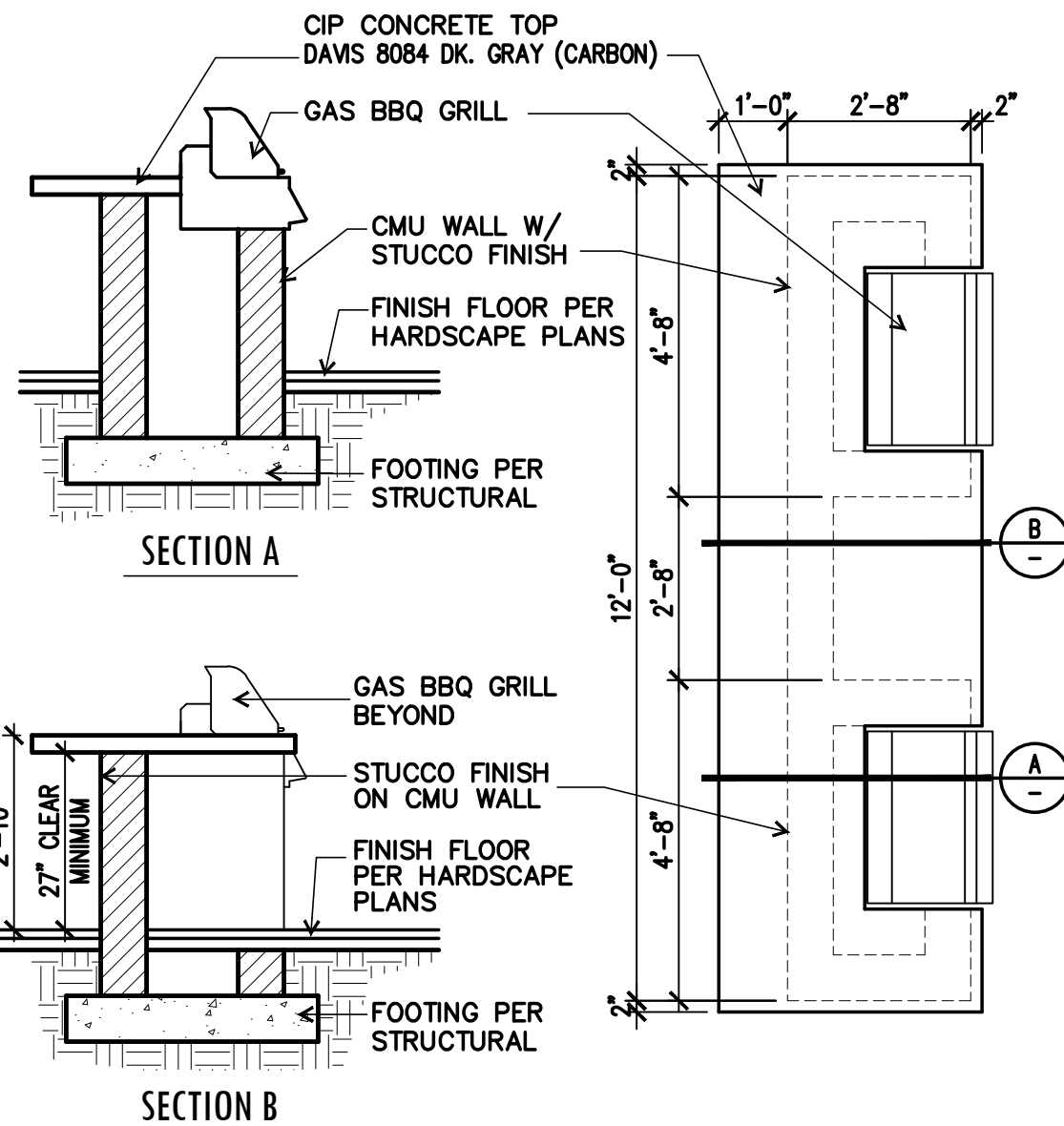
NOT TO SCALE

SCALE: 3/4" = 1'-0"



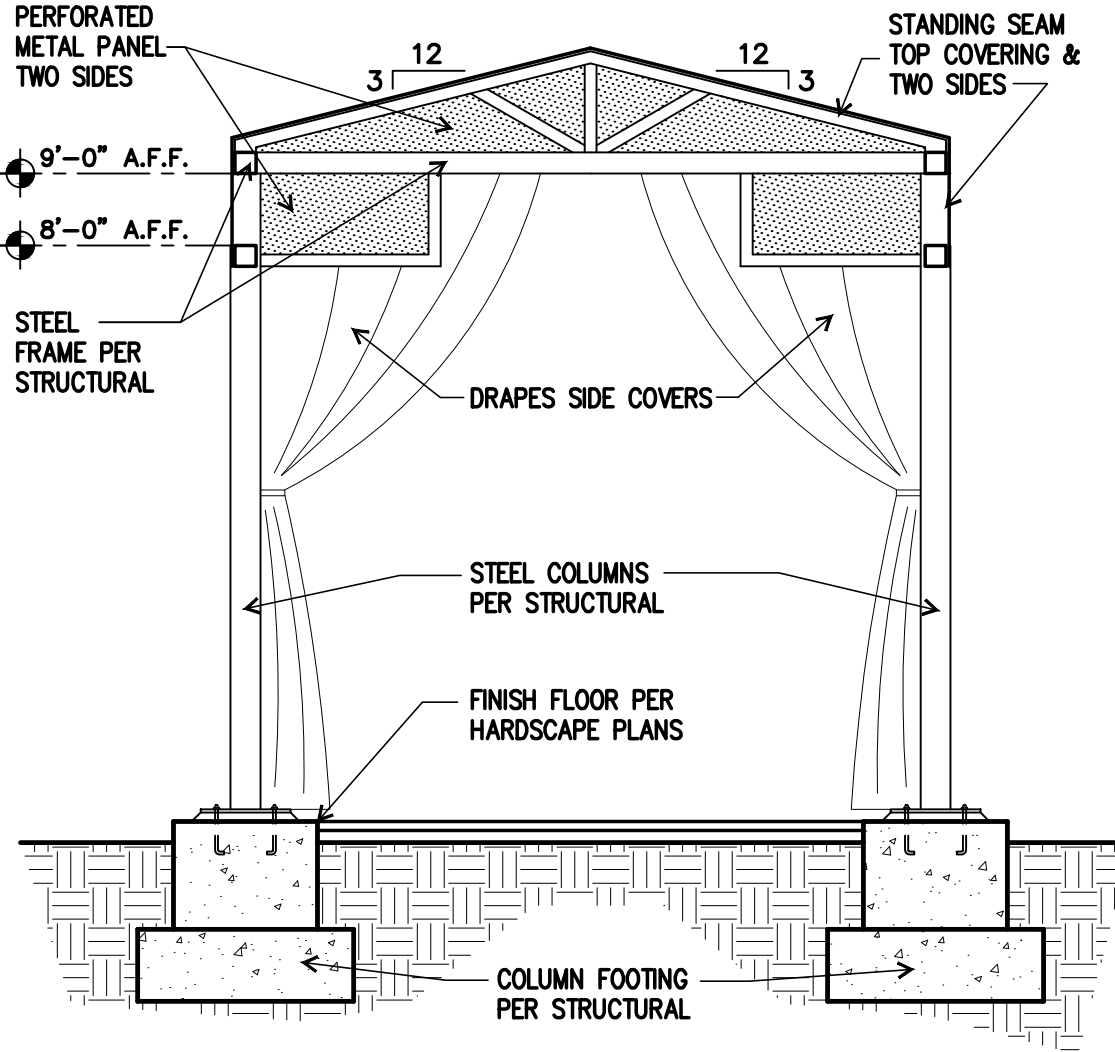
OAKLAND AVENUE VEHICULAR ENTRY GATE

SCALE: 3/8" = 1'-0"



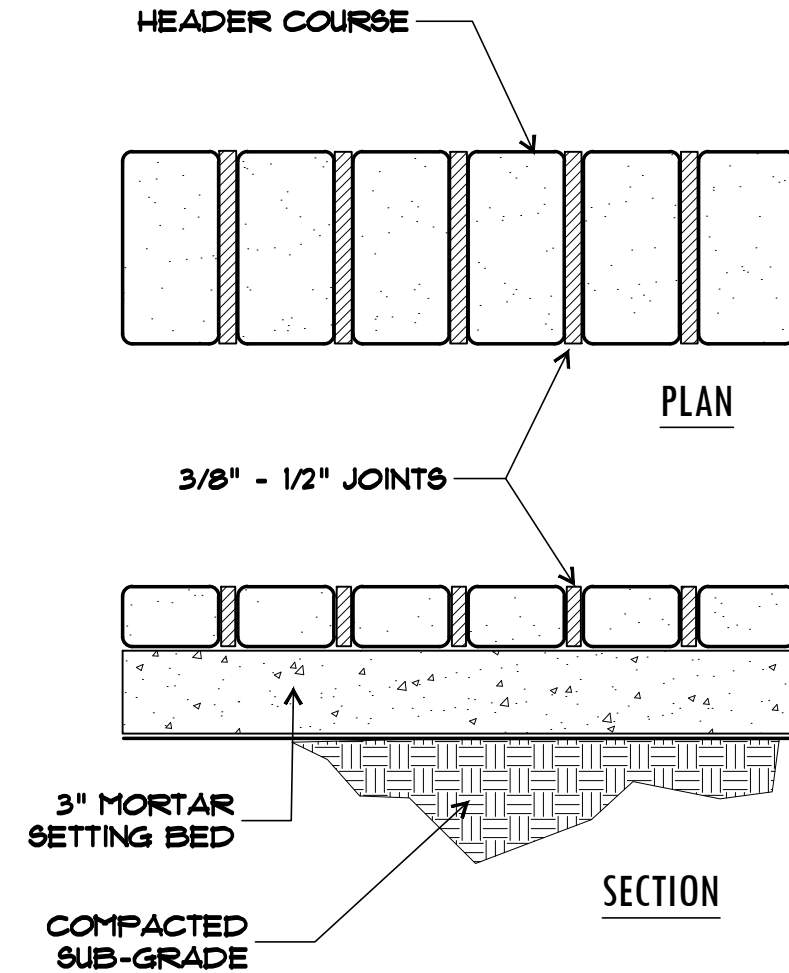
GAS GRILLS AT RAMADAS

SCALE: 3/8" = 1'-0"



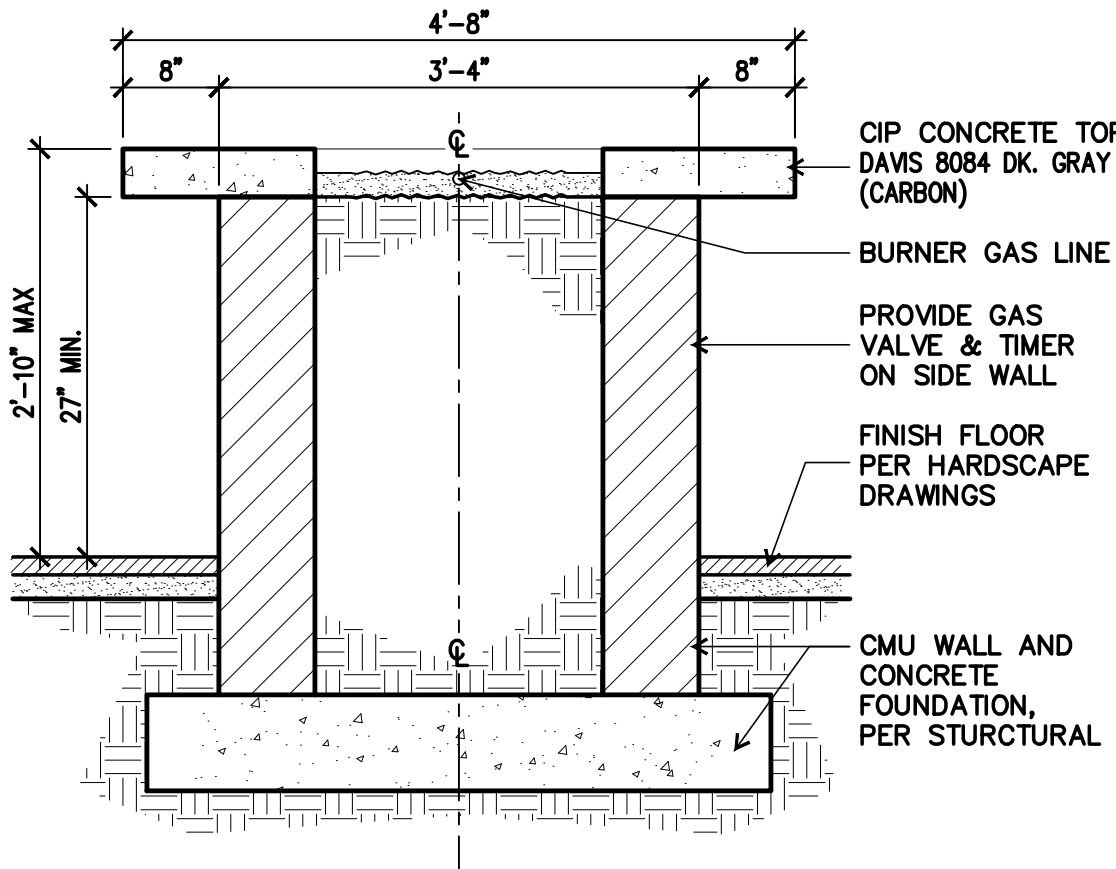
POOL CABANA

SCALE: 3/8" = 1'-0"



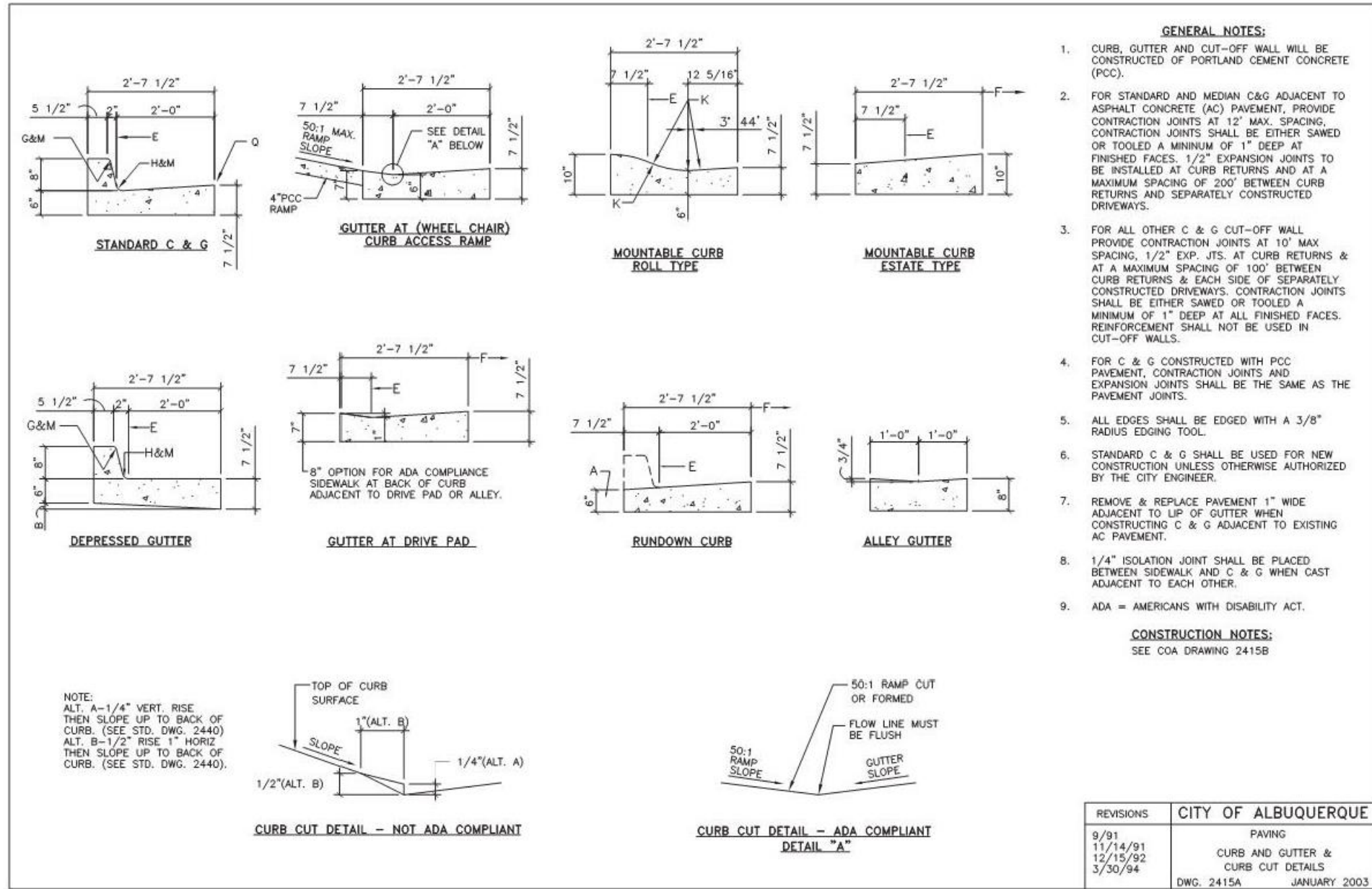
PAVER HEADER

NOT TO SCALE

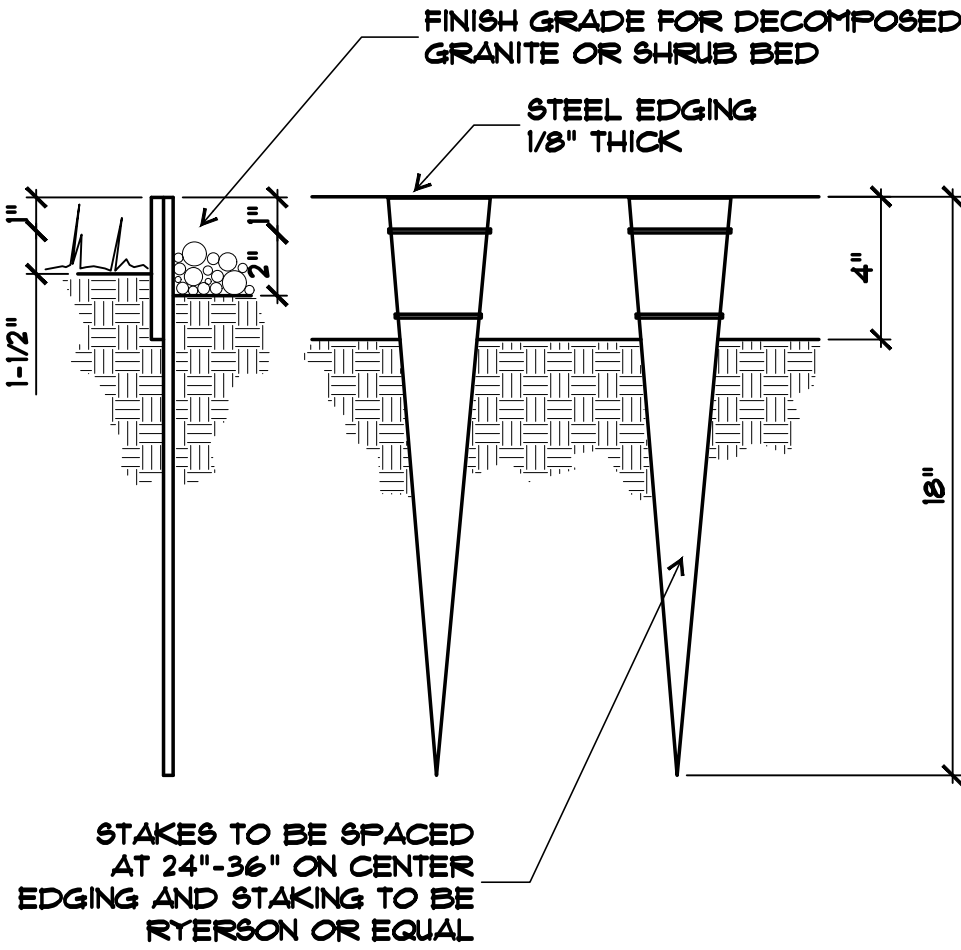


FIRE PIT NEXT TO RAMADA

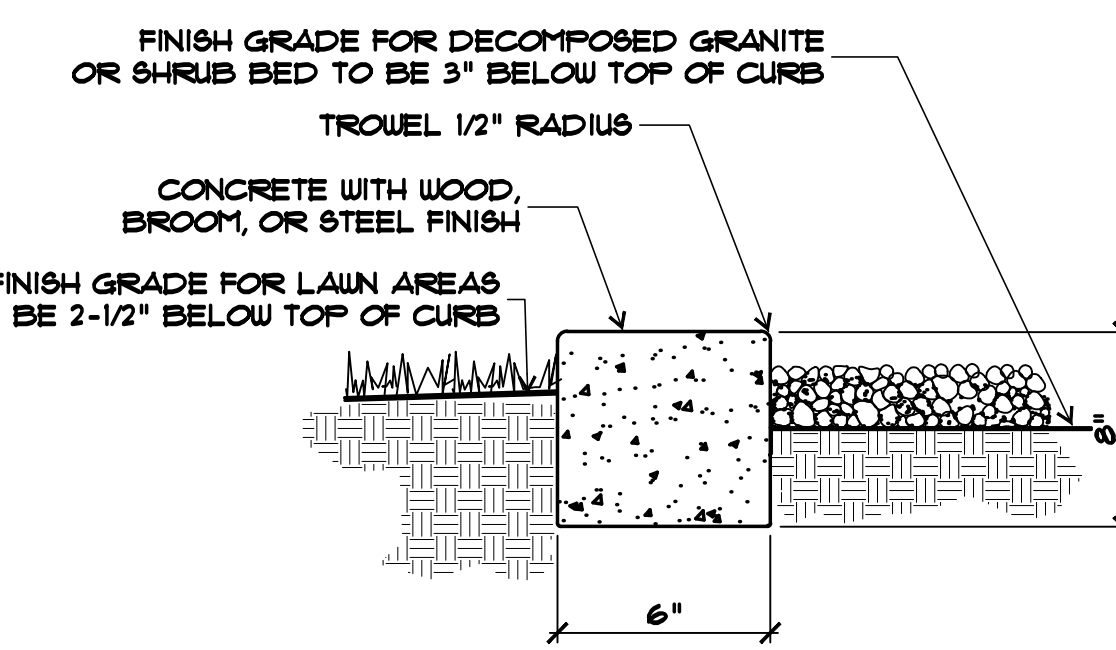
SCALE: 3/4" = 1'-0"



NOT TO SCALE



NOTE:
1. FINISH GRADE TO BE 3" BELOW TOP OF WALK BEFORE INSTALLATION OF DECOMPOSED GRANITE (2-1/2" FOR SOD OR SEED)



NOTE:
1. LANDSCAPE ARCHITECT TO APPROVE FORM WORK PRIOR TO PLACING CONCRETE.
2. HEADER SHOULD BE FLUSH WITH ADJOINING WALK OR CURB.
3. CONCRETE TO BE CLASS A (3000 PSI).
4. EXPANSION JOINTS AT 20'-0" O.C.
5. STRAIGHT SECTIONS TO BE FORMED WITH MIN. OF 2"x6" LUMBER.
6. CURVED SECTIONS TO BE FORMED IN SMOOTH, EVEN CURVES AS SHOWN ON PLAN - FORM WITH 5/8"x6" PLYWOOD.
7. FORM STAKING SHALL NOT ALLOW DEFORMING OF LEAKING - ALL SPILL OR EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CURB CONTRACTOR.
8. GRADING AT CURB SHALL BE BY CURB CONTRACTOR

NOT TO SCALE

NOT TO SCALE

San Pedro Dr. NE
(96' R/W)

Oakland Ave. NE
(60' R/W)

Alameda Blvd. NE
(124' R/W)

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 3/4" GRAY ROCK MULCH, 1"-3" ROCK MULCH, OR SIMILAR MATERIAL. CONCRETE HEADERS SHALL BE PROVIDED TO SEPARATE TURF AREAS FROM PLANTING AREAS.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUND COVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUND COVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1/2" OF WATER PER CYCLE (PEAK SEASON).

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE	
TOTAL SITE AREA:	195,479 SF (4.48 AC)
BUILDING AREA (BUILDING ENVELOPE):	-48,923 SF
NET AREA	146,556 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 21,983 SF
PROVIDED LANDSCAPE AREA 54,386 SF (37%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE 73,155 SF (134% OF LANDSCAPE AREA)

LANDSCAPE TURF
ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF.
PROVIDED HIGH WATER TURF AREA 3,350 SF (6% OF LANDSCAPE AREA)

PARKING LOT TREES
THE PROJECT IS PROVIDING 162 PARKING SPACES, EXCLUDING GARAGE PARKING. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.
PARKING LOT TREES REQUIRED: 16
PARKING LOT TREES PROVIDED: 24

STREET TREES
ALAMEDA BOULEVARD IS A REGIONAL PRINCIPAL ARTERIAL AND SAN PEDRO DRIVE IS A MAJOR COLLECTOR AND THEREFORE REQUIRE STREET TREES. OAKLAND AVENUE IS A LOCAL STREET AND DOES NOT REQUIRE STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.

ALAMEDA BOULEVARD FRONTAGE IS 405'.
STREET TREES REQUIRED: 14
STREET TREES PROVIDED: 14

SAN PEDRO DRIVE FRONTAGE IS 418'.
STREET TREES REQUIRED: 14
STREET TREES PROVIDED: 17

SITE TREES
TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR UNIT AND ONE TREE FOR EVERY TWO SECOND FLOOR UNITS. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. 27 FIRST FLOOR UNITS AND 36 SECOND STORY UNITS ARE PROVIDED.
SITE TREES REQUIRED: 45
SITE TREES PROVIDED: 146

- KEY NOTES
- PROPERTY LINE, TYP.
 - SITE LIGHTING, TYP.
 - CLEAR SIGHT TRIANGLE
 - RAISED ANNUAL BEDS

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES					
9		ACER TATARICUM 'GAR ANN' HOT WINGS MAPLE	2" B&B	10' HT. X 5" SPR. 20' HT. X 24" SPR.	MED+
12		CERCIS RENIFORMIS 'OKLAHOMA' OKLAHOMA REDBUD	2" B&B	8' HT. X 4" SPR. 20' HT. X 25" SPR.	MED
10		CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8" MS	8' HT. X 4" SPR. 20' HT. X 20" SPR.	LOW+
8		FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH	2.5" B&B	12' HT. X 6" SPR. 40' HT. X 30" SPR.	MED +
14		GLEDTISIA TRIACANTHUS 'SKYCOLE' SKYLINE HONEYLOCUST	2.5" B&B	12' HT. X 6" SPR. 45' HT. X 35" SPR.	MED+
36		JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	15 GAL	12' HT. X 5" SPR.	LOW+
5		PINUS NIGRA AUSTRIAN PINE	B&B	8' MIN. HT. 35' HT. X 25" SPR.	MED
5		PISTACHE X RED PUSH' RED PUSH PISTACHE	2.5" B&B	12' HT. X 6" SPR. 40' HT. X 40" SPR.	MED
12		ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM	2.5" B&B	12' HT. X 6" SPR. 35' HT. X 25" SPR.	MED+
22		PYRUS CALLERYANA 'GLEN'S FORM' CHANTICLEER PEAR	2.5" B&B	12' HT. X 4" SPR. 40' HT. X 15" SPR.	MED+
2		QUERCUS BICOLOR SWAMP WHITE OAK	2.5" B&B	12' HT. X 6" SPR. 45' HT. X 45" SPR.	MED
12		VITEA AGNUS-CASTUS CHASTETREE (MULTI STEM)	15-GAL	8' HT. X 4" SPR. 20' HT. X 20" SPR.	MED
SHRUBS AND GROUNDCOVERS					
77		ACHILLEA MOONSHINE' MOONSHINE YARROW	1-GAL	2' HT. X 2' SPR.	MED
23		BERBERIS T. 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5-GAL	2' HT. X 2' SPR.	LOW
10		BUDDLEIA DAVIDII 'NANHOENSIS' DWARF BLUE BUTTERFLY BUSH	5-GAL	4' HT. X 4' SPR.	MED
30		BUXUS JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	5-GAL	4' HT. X 4' SPR.	MED
26		CARYOPTERIS CLAN 'DARK KNIGHT' DARK KNIGHT SPIREA	5-GAL	4' HT. X 4' SPR.	LOW
25		COTONEASTER APICULATUS CRANBERRY COTONEASTER	5-GAL	2' HT. X 5' SPR.	MED
14		CYTISUS SCOPARIUS 'ALL GOLD' ALL GOLD SCOTCH BROOM	5-GAL	4' HT. X 4' SPR.	LOW
53		FALLUGIA PARADOXA APACHE PLUME	5-GAL	5' HT. X 5' SPR.	LOW
24		HEMEROCALLIS HYBRID 'STELLA D'ORO' STELLA D'ORO DAY LILY	1-GAL	1' HT. X 18" SPR.	LOW
27		JUNIPERUS HORIZ. 'BLUE CHIP' BLUE CHIP JUNIPER	5-GAL	1' HT. X 7" SPR.	MED
26		JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5-GAL	1' HT. X 8" SPR.	MED
11		LAGERSTROEMIA INDICA 'DYNAMITE' DYNAMITE CRAPE MYRTLE	15-GAL	12' HT. X 6" SPR.	MED
49		NANDINA DOMESTICA 'GULFSTREAM' HEAVENLY BAMBOO	5-GAL	4' HT. X 4' SPR.	MED+
15		PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6" SPR.	MED
16		POTENTILLA FRUTICOSA 'JACKMANII' JACKMAN'S SHRUBBY CINQUEFOIL	5-GAL	3' HT. X 3" SPR.	MED
27		PRUNUS CISTENA PURPLELEAF SAND CHERRY	5-GAL	6' HT. X 5" SPR.	MED
21		RHAMPHOLEPIS INDICA INDIA HAWTHORN	5-GAL	4' HT. X 4" SPR.	LOW
48		RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC	5-GAL	2' HT. X 4" SPR.	LOW+
13		ROSA 'KNOCK OUT' KNOCK OUT ROSE	5-GAL	3' HT. X 3" SPR.	MED
34		SALVIA DORRII PURPLE SAGE	5-GAL	3' HT. X 3" SPR.	MED
37		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30" HT. X 3" SPR.	MED
VINES					
11		LONICERA JAPONICA HALLIANA HALL'S HONEYSUCKLE	5-GAL	6' SPR.	MED+
DESERT ACCENTS					
18		DASYLIRION WHEELERI DESERT SPOON	5-GAL	4' HT. X 4" SPR.	LOW
47		HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3" SPR.	LOW
ORNAMENTAL GRASSES					
19		CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30" HT. X 3" SPR.	MED
95		MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4" SPR.	MED
77		PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	1-GAL	4' HT. X 4" SPR.	LOW
TURF GRASS					
3,350 SF		REVIELLE BLUEGRASS SOD			
MULCHES AND BOULDERS					
23		MOSS ROCK BOULDERS (3x3' MIN)			
16,200 SF		AMARETTO BROWN CRUSHER FINES (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
21,460 SF		3/4" GRAY CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
13,510 SF		2"-4" SAN LAZARUS GOLD COBBLE (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
HARDSCAPE					
		6" CONCRETE EDGER AT TURF			

LEGACY NAA
APARTMENTS - II
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

LEGACY HOSPITALITY

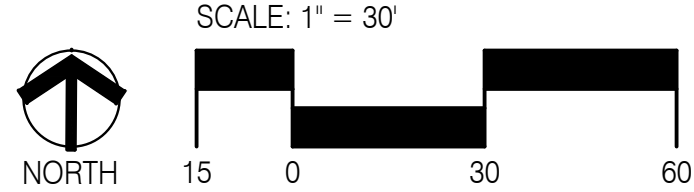
CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

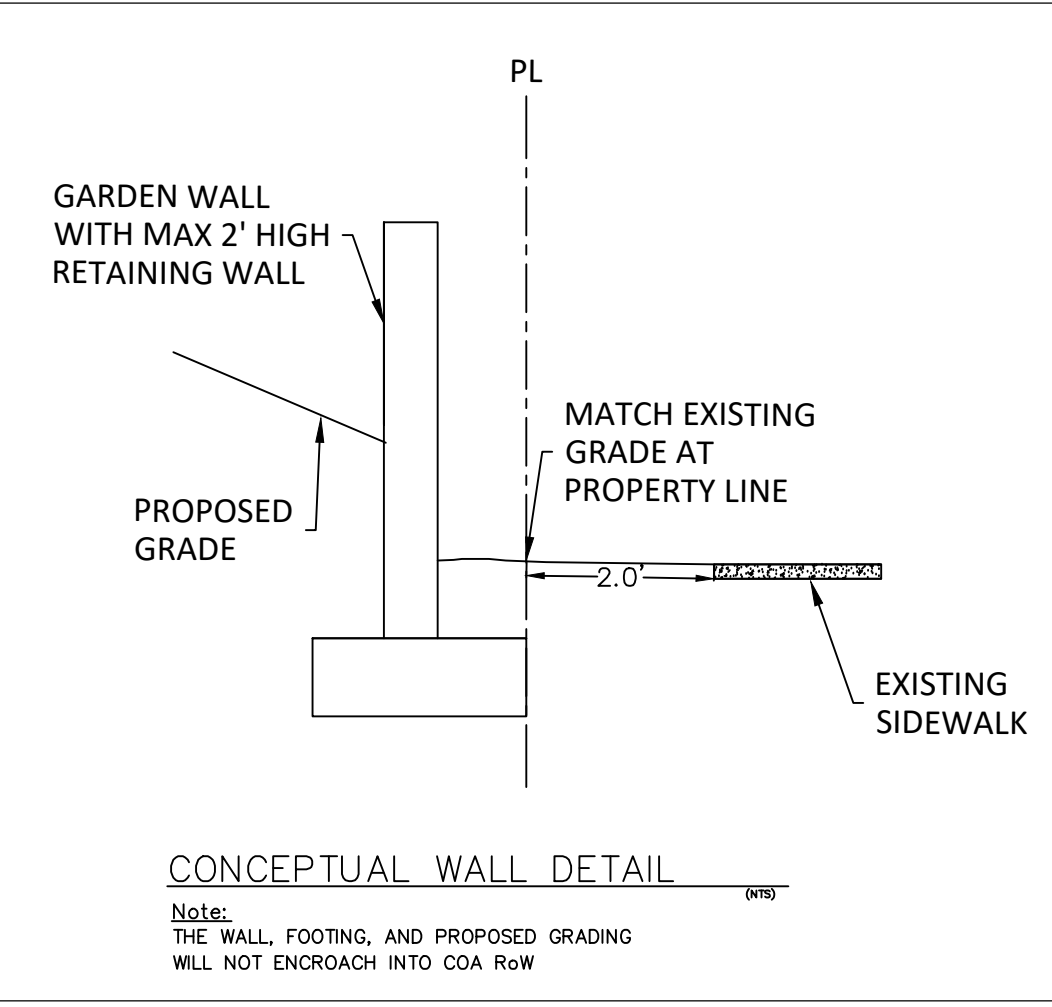
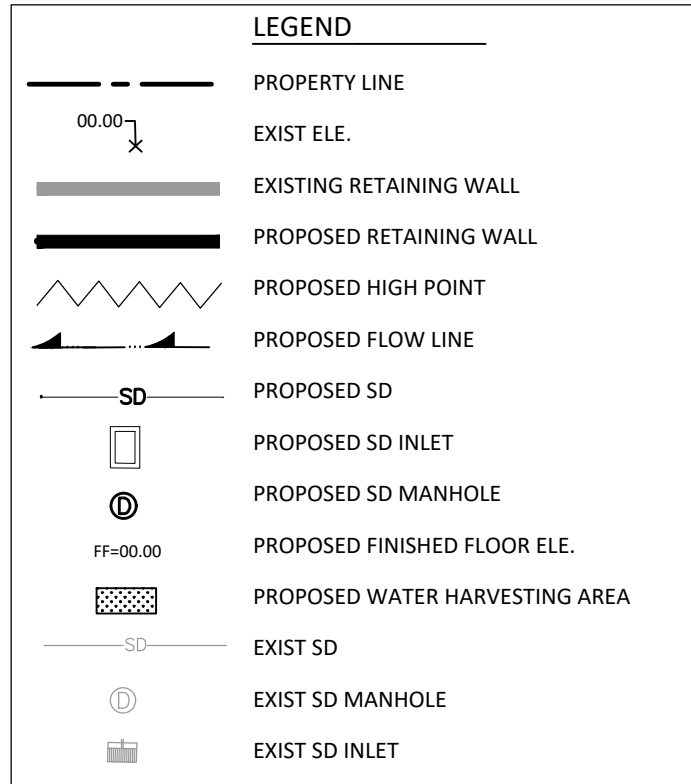
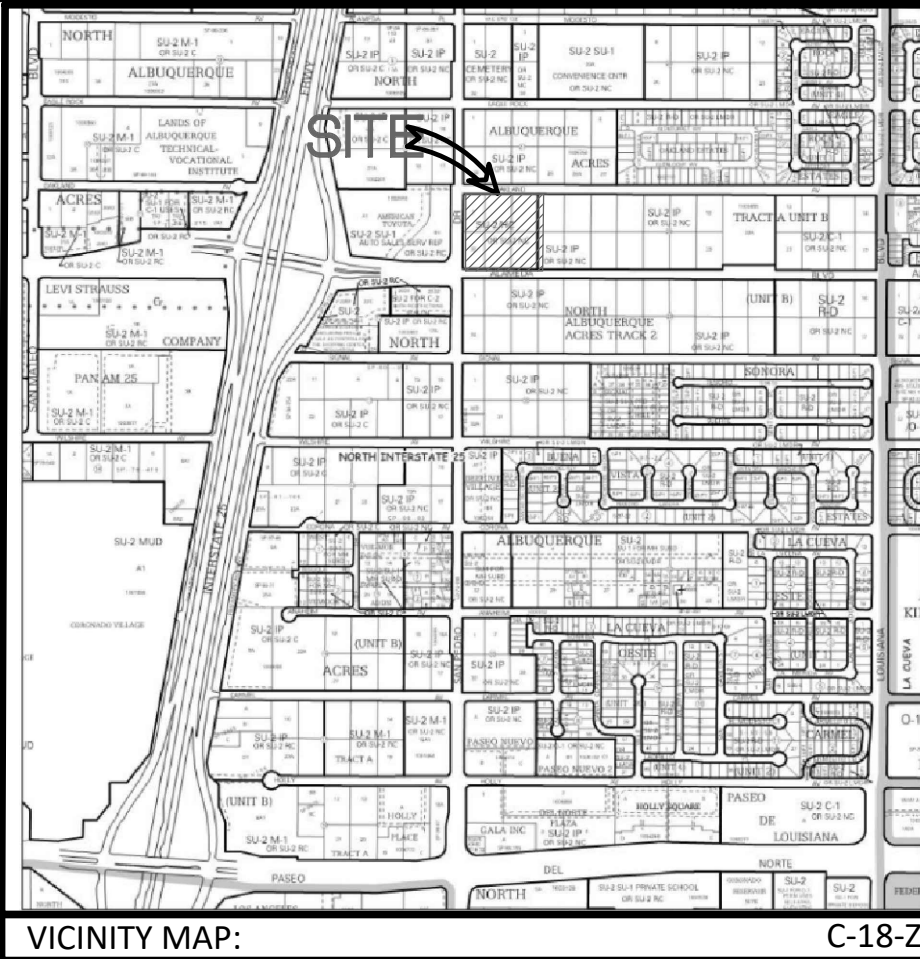
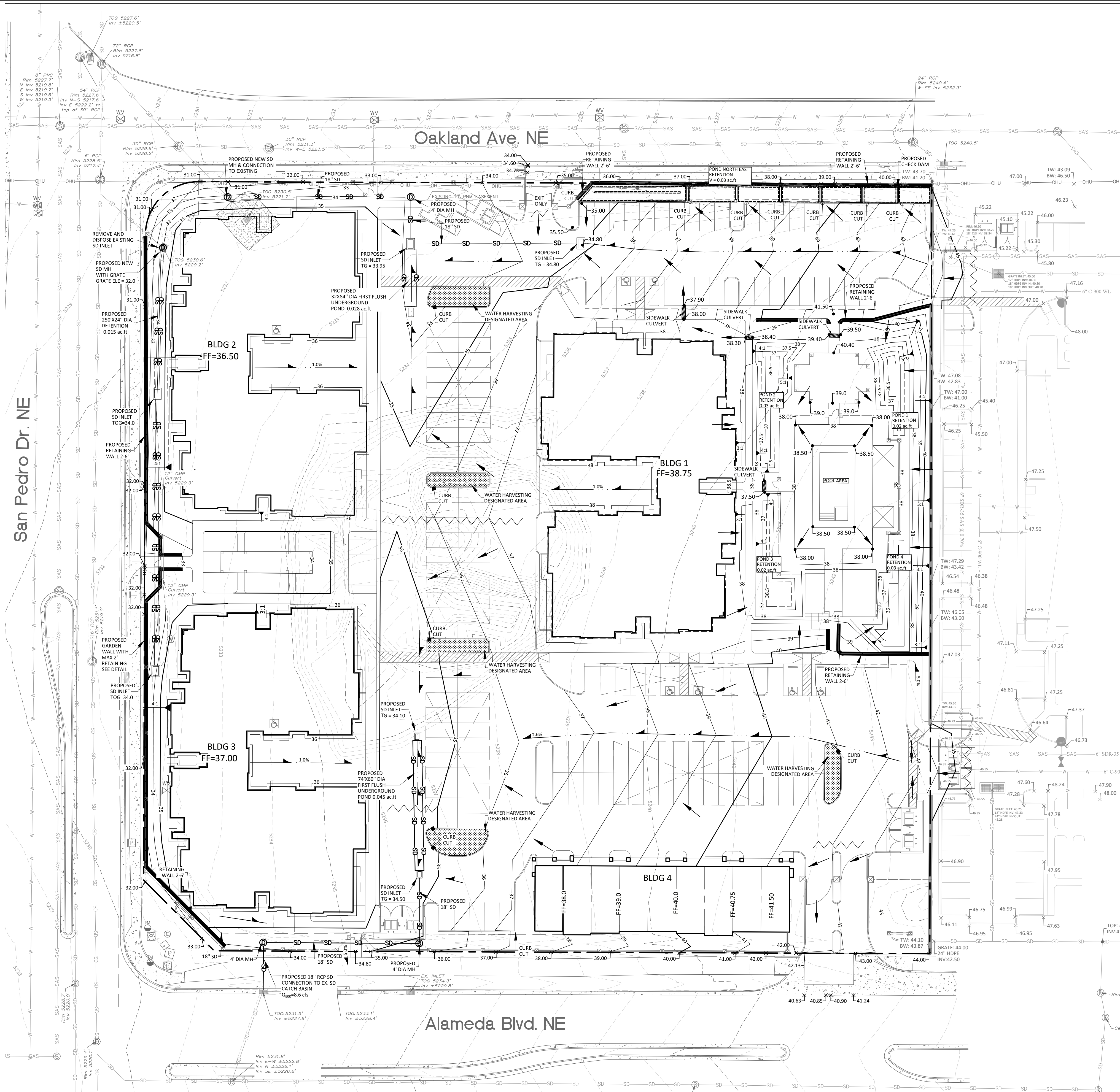
REVISIONS

DATE: MARCH 7, 2018 ORB # 17-219

L1

LANDSCAPE PLAN





5971 JEFFERSON ST NE
ALBUQUERQUE, NM 87109
PHONE: 505.566.4187

RESPEC
WATER & NATURAL RESOURCES

DESIGNED
DRAWN
CHECKED
DATE

2/14/2018
NF
NF
RB
3/7/2018

STAMP

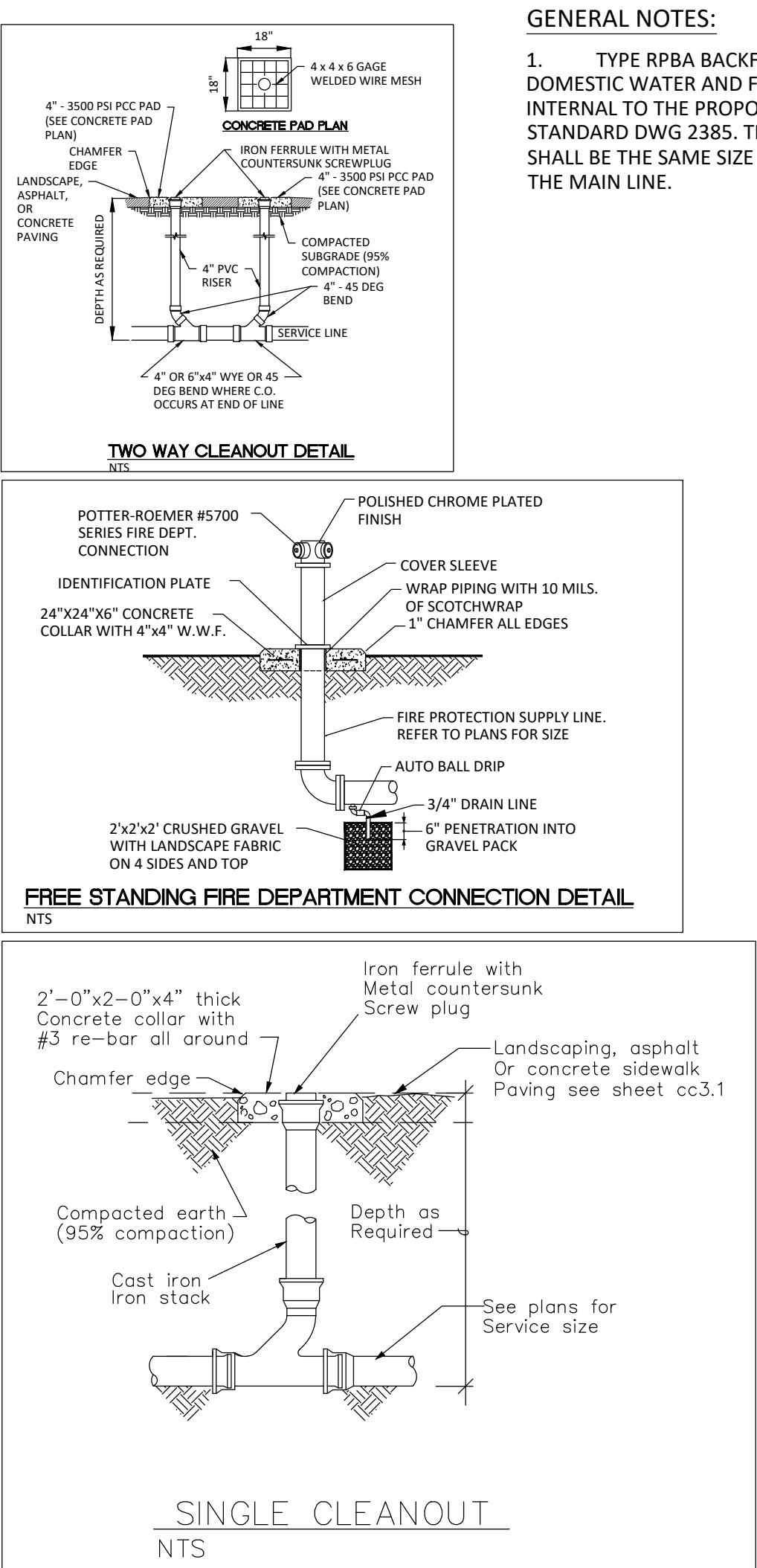
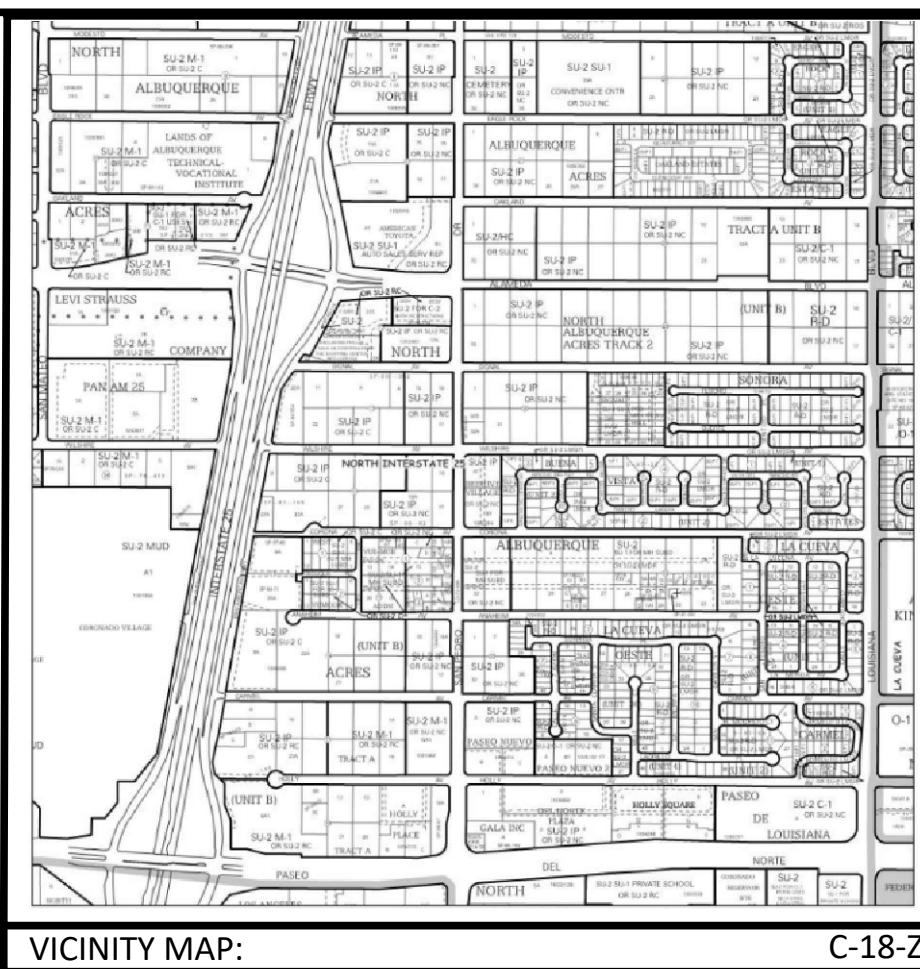
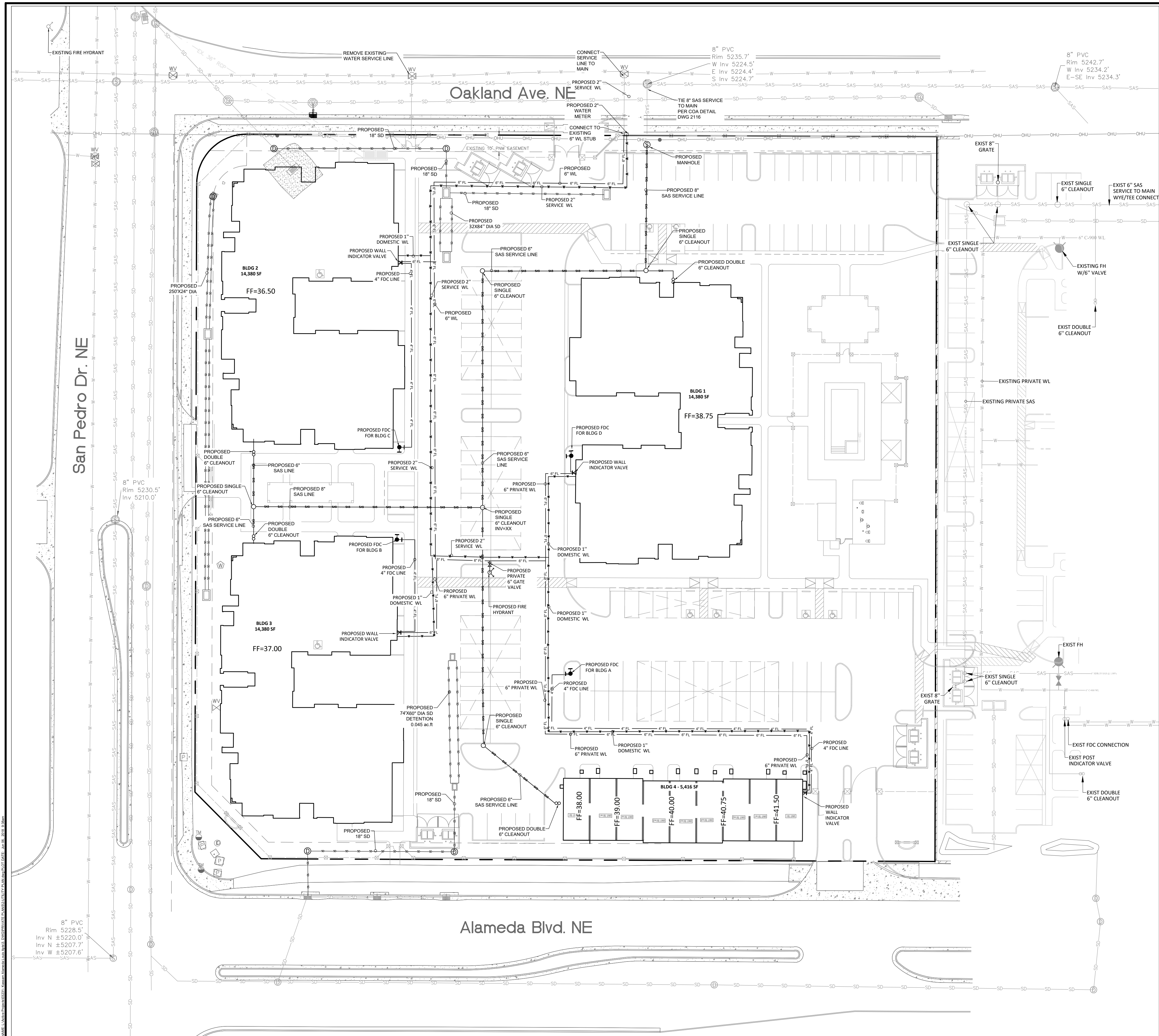
NOT FOR CONSTRUCTION

LEGAL DESCRIPTION:
LOTS 1, 2, 3, & 3031 & 32,
TRACT A UNIT B NORTH
ALBUQUERQUE ACERS

LEGACY NAA
APARTMENTS II
CONCEPTUAL GRADING PLAN

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SHEET NUMBER:
C-2



LEGEND	
---	PROPERTY BOUNDARY
— W —	EXISTING WATER LINE
— 1" or 2" —	PROPOSED 1" OR 2" WATER LINE
— 6" FL —	PROPOSED 6" WATER LINE
— 4" FL —	PROPOSED 4" WATER LINE
— SAS —	EXISTING SANITARY SEWER LINE
— SD —	PROPOSED SANITARY SEWER LINE
— SD —	EXISTING STORM DRAIN
— SD —	PROPOSED STORM DRAIN
⊙	EXISTING SEWER MANHOLE
⊙	PROPOSED SEWER MANHOLE
⊙	EXISTING STORM DRAIN MANHOLE
⊙	PROPOSED STORM DRAIN MANHOLE
WV	EXISTING WATER VALVE

5971 JEFFERSON ST NE
ALBUQUERQUE, NM 87109
PHONE: 505.566.4187

RESPEC
WATER & NATURAL RESOURCES

DESIGNED
NF

DRAWN
NF

CHECKED
RB

DATE
6/5/2018

2/14/2018

REVISION

STAMP

HUGH W. FLOYD
NEW MEXICO
1963
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION:

LOTS 1, 2, 3, & 30, 31 & 32,
TRACT A UNIT B NORTH
ALBUQUERQUE ACERS

LEGACY NAA
APARTMENTS II

UTILITY PLAN

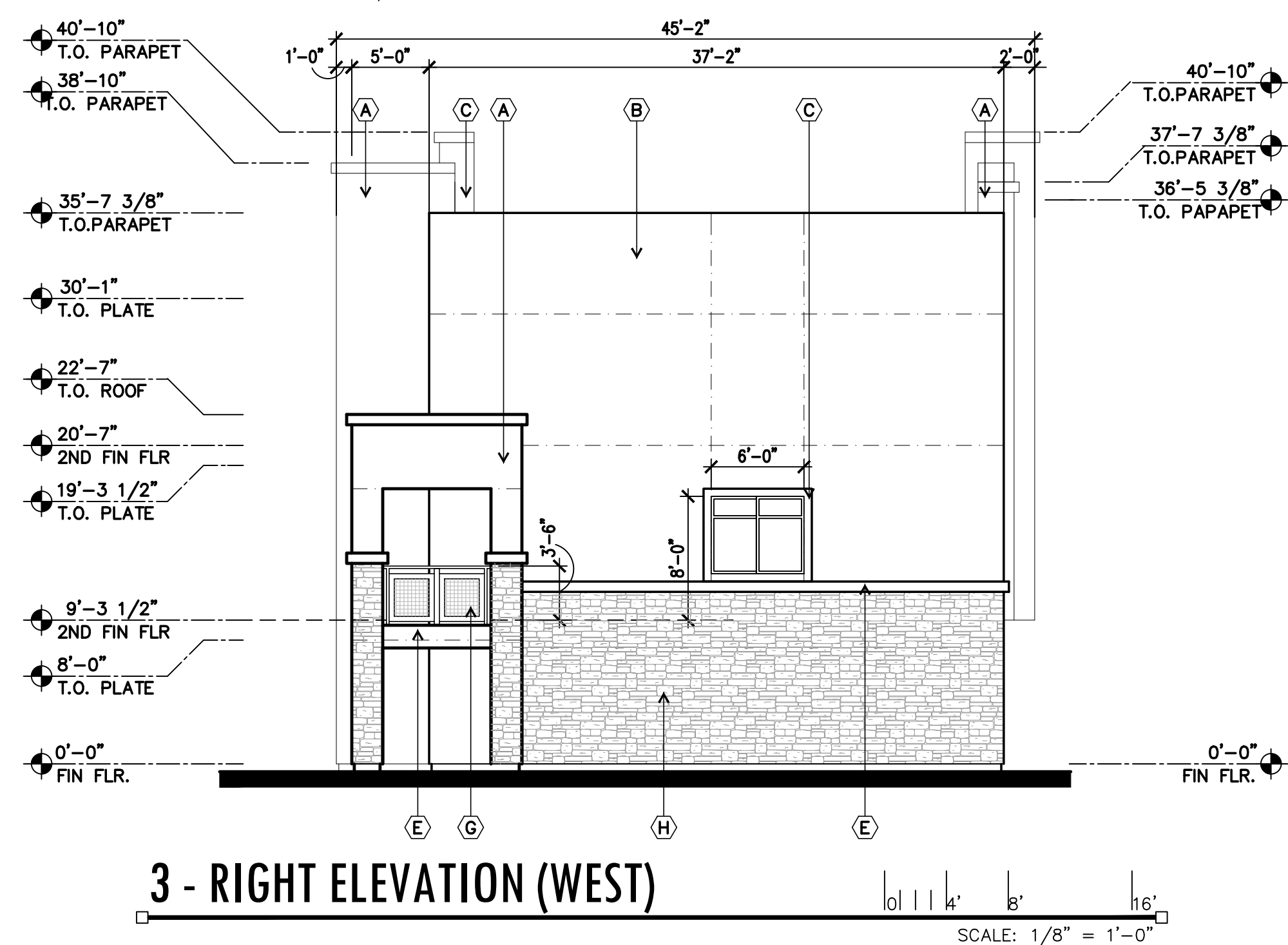
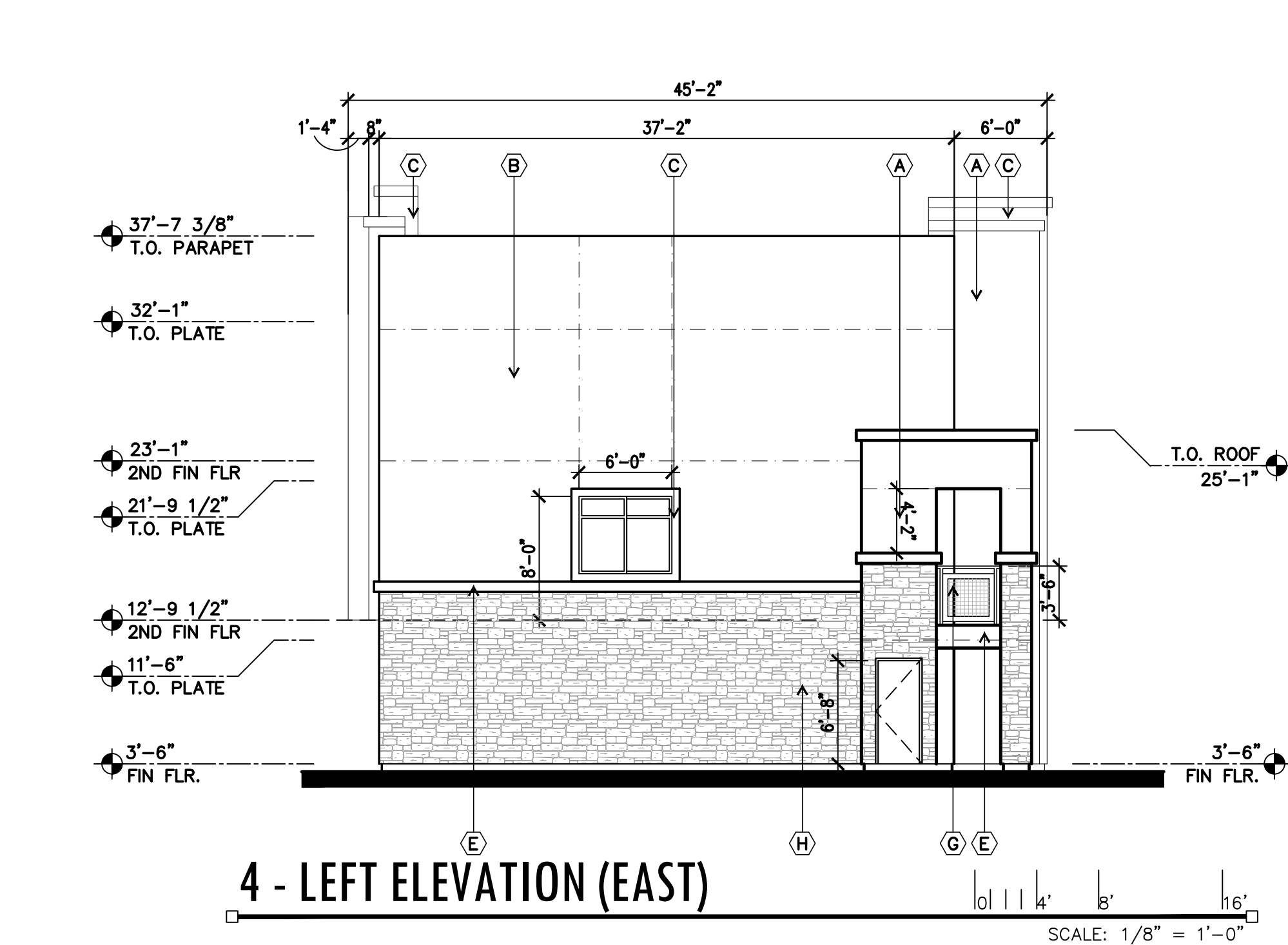
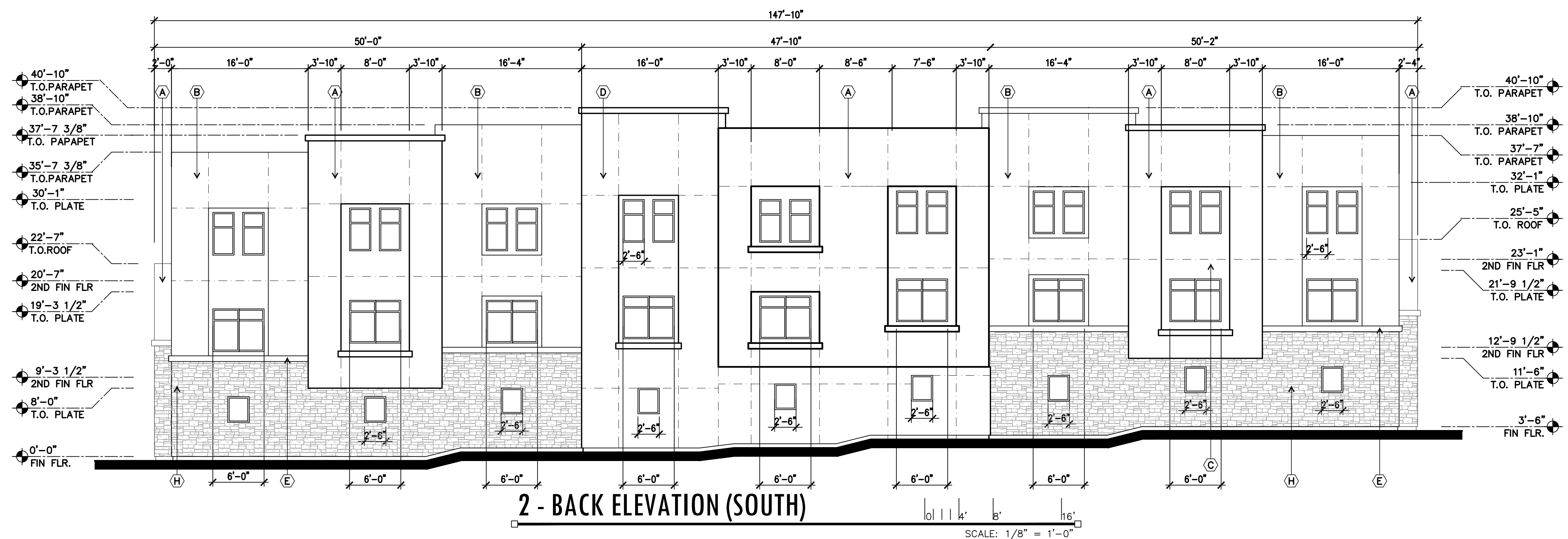
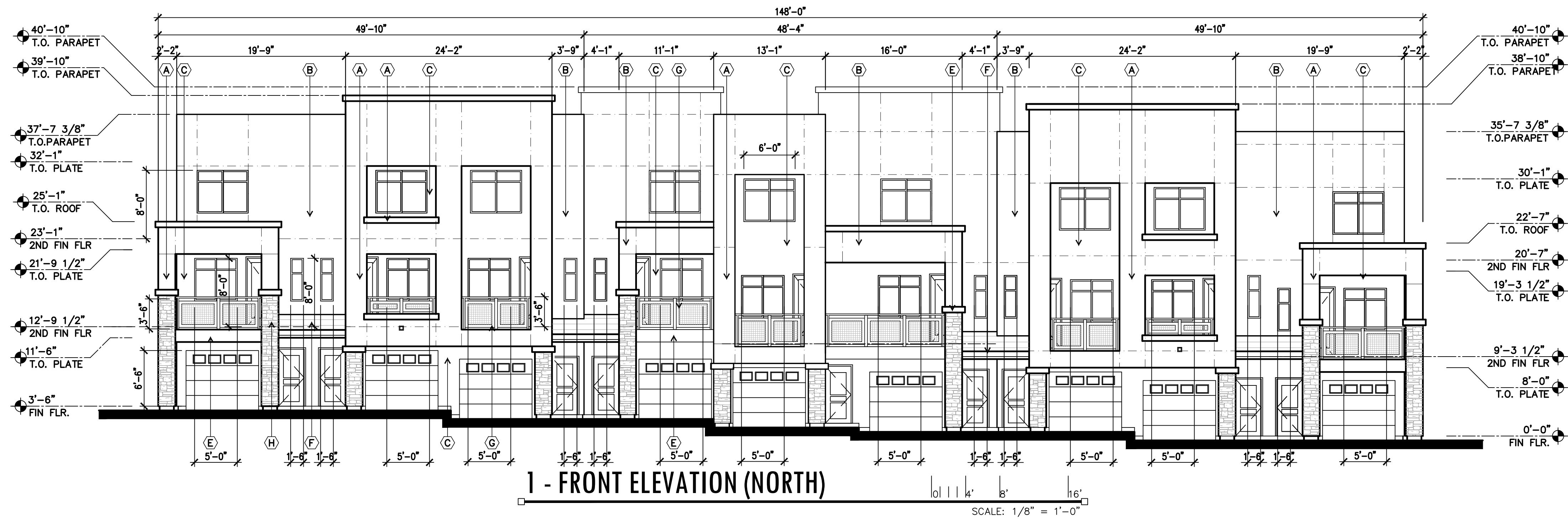
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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SHEET NUMBER:

C-3

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MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT GRAY
- (D) STUCCO FINISH MEDIUM GRAY
- (E) STUCCO FINISH DARK GRAY
- (F) TILE ROOF
- (G) RAILINGS DARK GRAY
- (H) STONE VENEER
- (I) EXPOSED LIGHT CMU
- (J) EXPOSED DARK CMU
- (K) WALL OPENING
- (L) SERVICE DOOR, COLOR TO MATCH ADJACENT WALL

GENERAL NOTES:

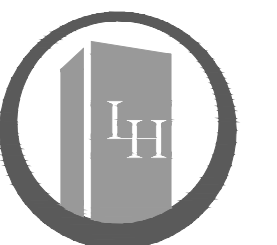
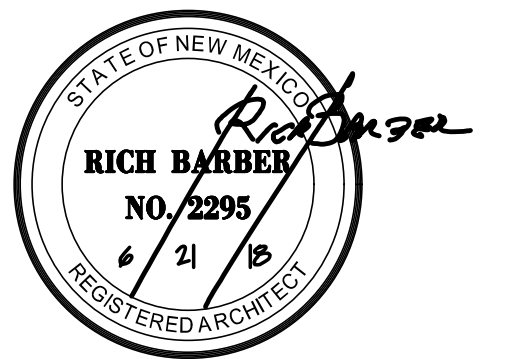
1. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE ADJACENT PUBLIC RIGHT-OF-WAY BY PARAPET WALLS OR STRUCTURAL FEATURES THAT SHALL NOT EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT. IN ORDER TO ACHIEVE VERTICAL ARTICULATION, ARCHITECTURAL/STRUCTURAL FEATURES MAY EXCEED THE HEIGHT OF THE ROOF MOUNTED EQUIPMENT BUT SHALL NOT, AT ANY POINT, EXCEED ONE-HALF (1/2) OF THE HEIGHT OF THE SUPPORTING WALL. SKYLIGHTS AND ROOF VENTS ARE PERMITTED ONLY ON THE ROOF PLANE OPPOSITE THE PRIMARY STREET OR RIGHT-OF-WAY OR WHEN SHIELDED FROM PUBLIC RIGHT-OF-WAY VIEW BY THE BUILDING'S PARAPET.
2. GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, ADJACENT TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICE.

KEYMAP

MARKANA APARTMENTS - II

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
ORB Architecture, LLC
WorldHQ@ORBArch.com



LEGACY HOSPITALITY

DATE: JUNE 21, 2018 ORB # 17-219

A3.13

BUILDING TYPE I
ELEVATIONS

FILE: F:\06\ORB Job Files\17-219_LH_Legacy NAA Phase 2\CAD Files\Construction Documents\17219_A326_Bldg2 Elev.dwg USER: jca DATE: Jun, 21 2018 TIME: 11:12 am

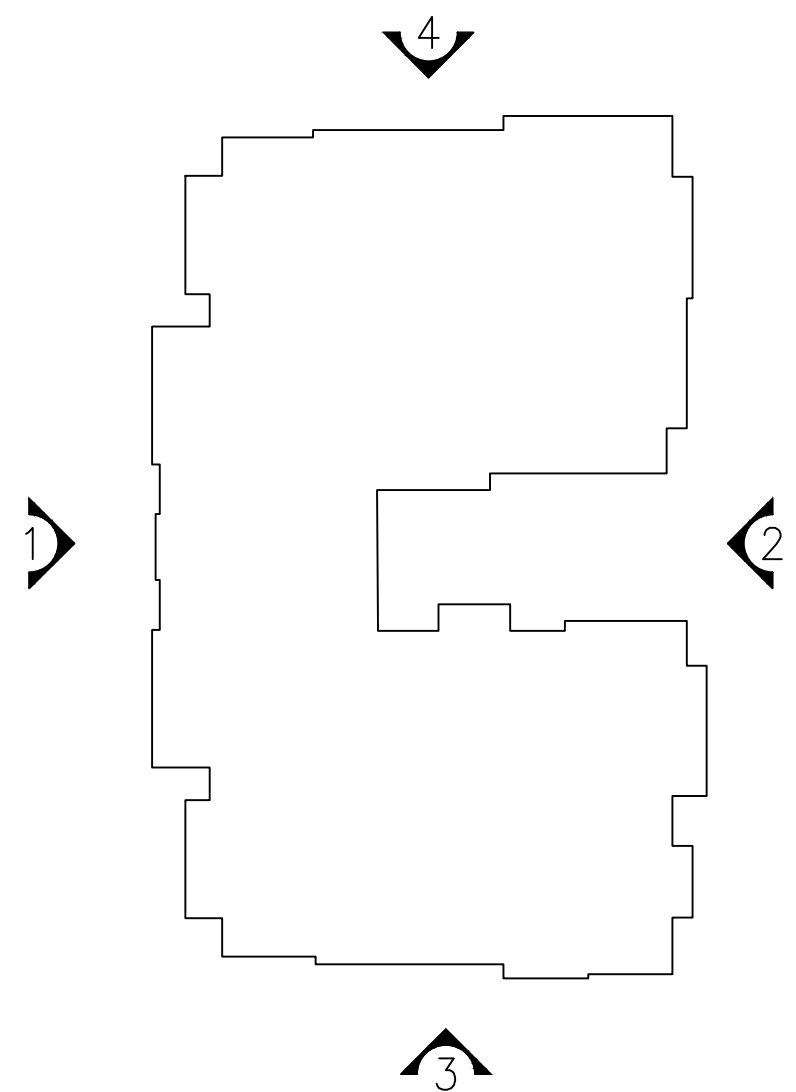
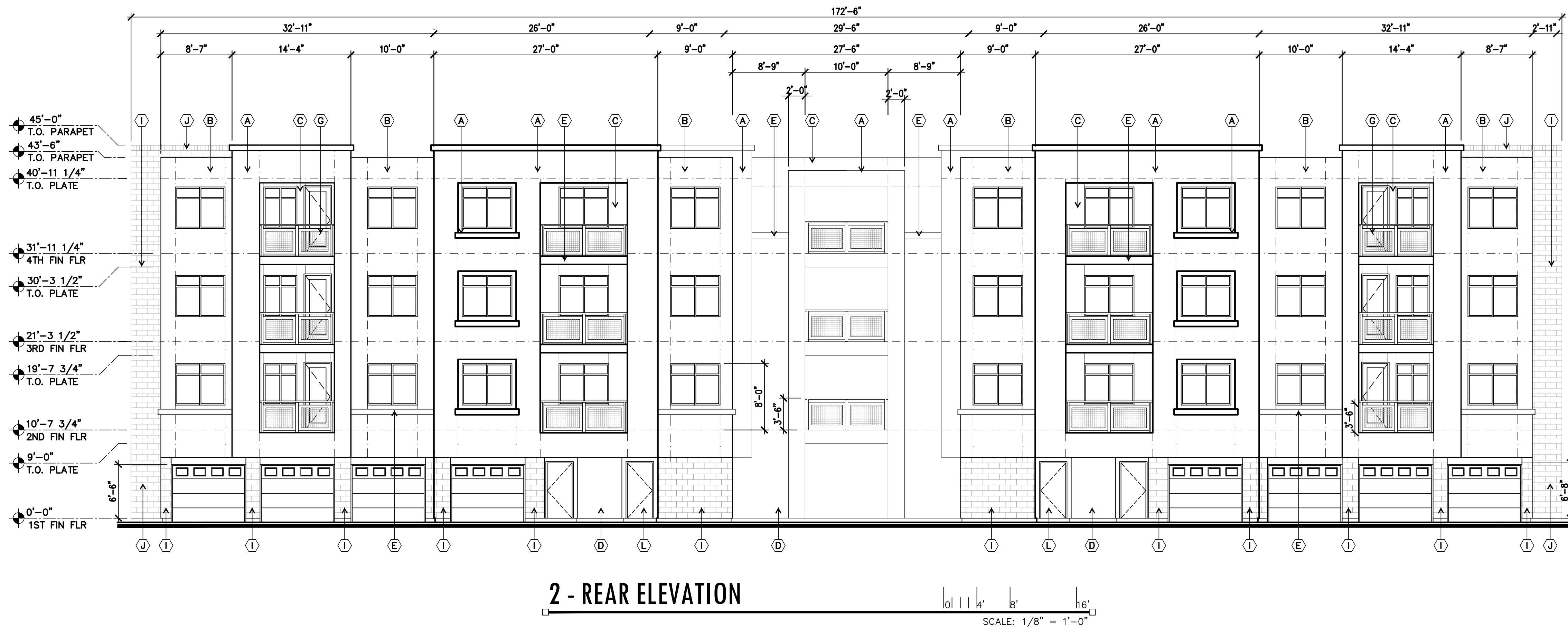


MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT GRAY
- (D) STUCCO FINISH MEDIUM GRAY
- (E) STUCCO FINISH DARK GRAY
- (F) TILE ROOF
- (G) RAILINGS DARK GRAY
- (H) STONE VENEER
- (I) EXPOSED LIGHT CMU
- (J) EXPOSED DARK CMU
- (K) WALL OPENING
- (L) SERVICE DOOR, COLOR TO MATCH ADJACENT WALL

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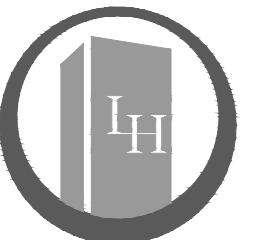
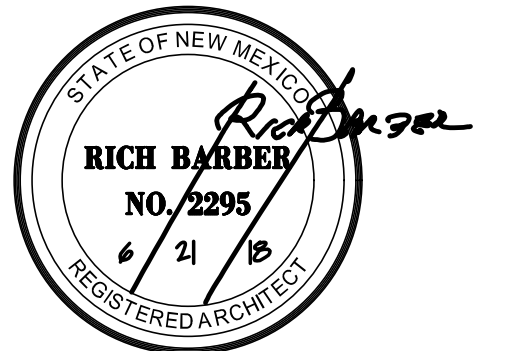
KEYMAP

MARKANA APARTMENTS - II

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com



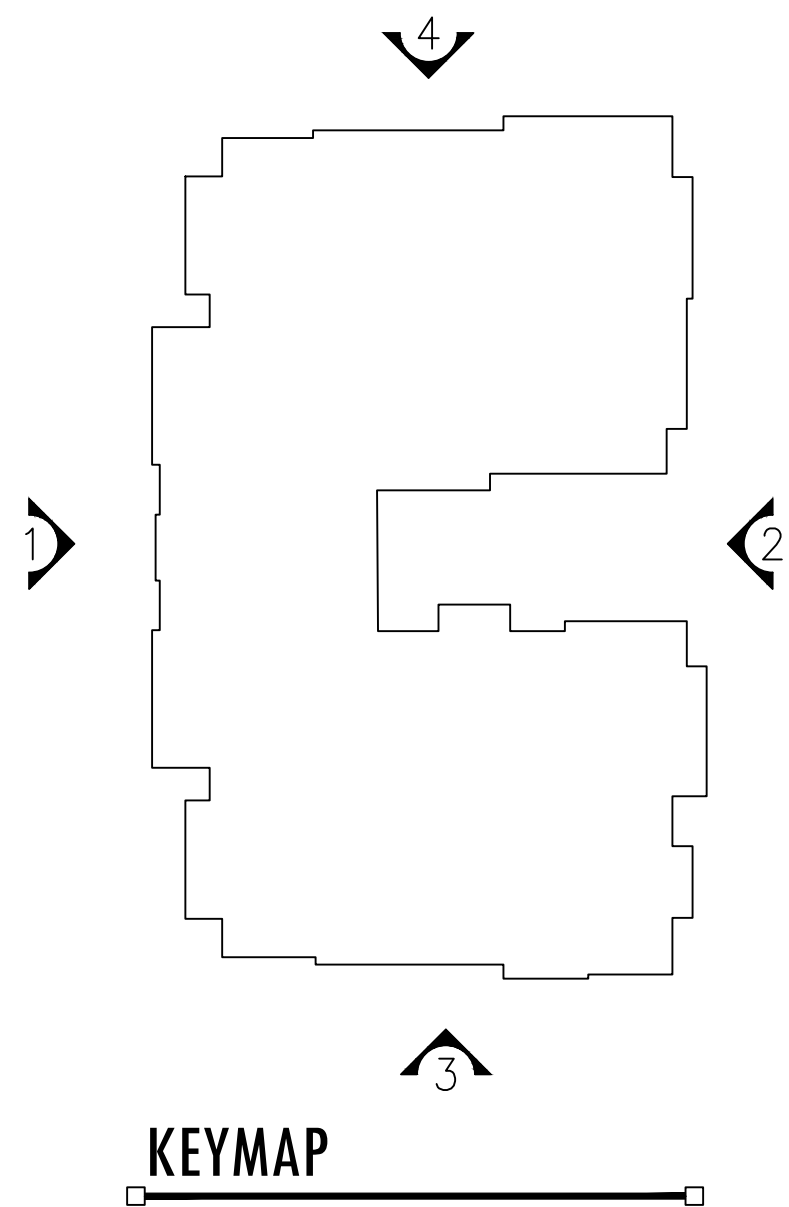
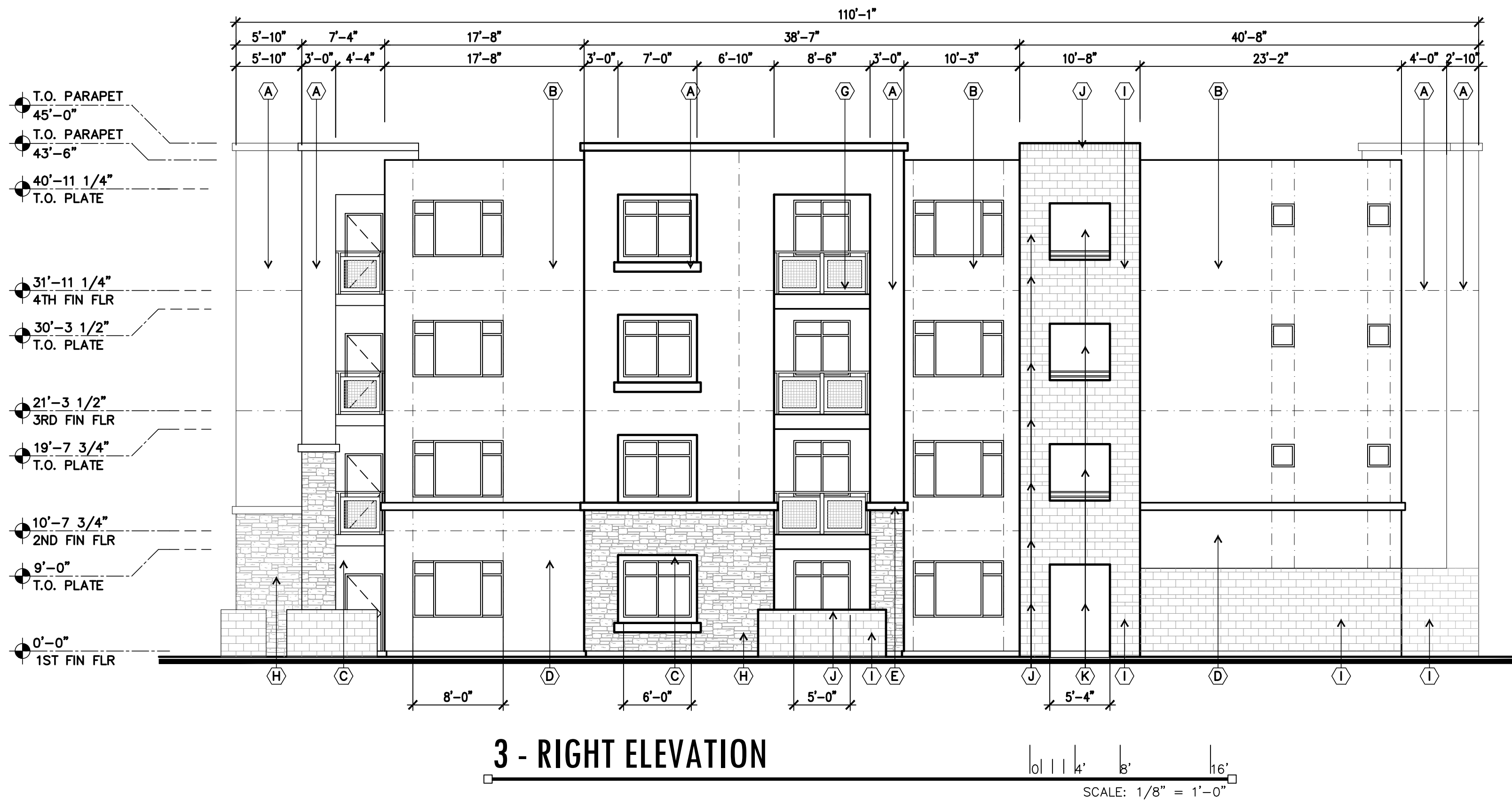
LEGACY HOSPITALITY

DATE: JUNE 21, 2018 ORB # 17-219

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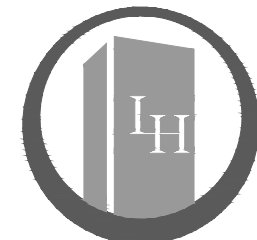
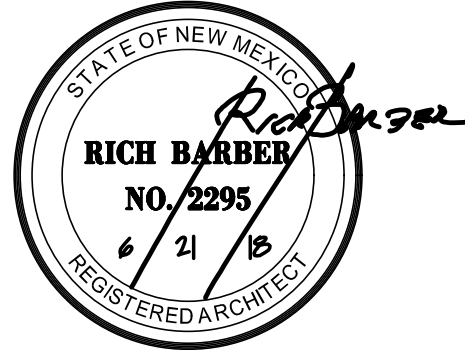
BUILDING TYPE 2 AND 3
ELEVATIONS

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MARKANA APARTMENTS - II

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

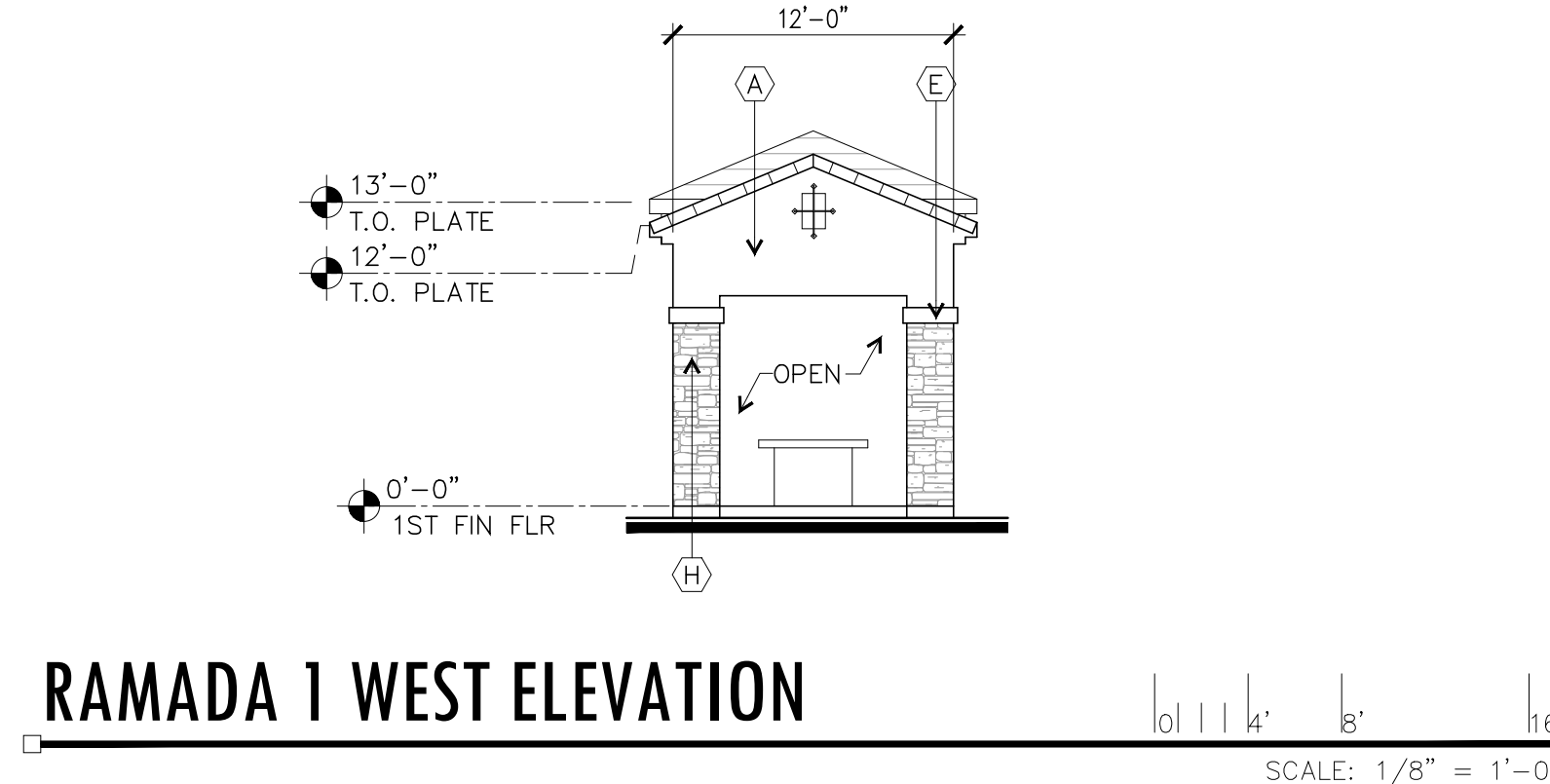
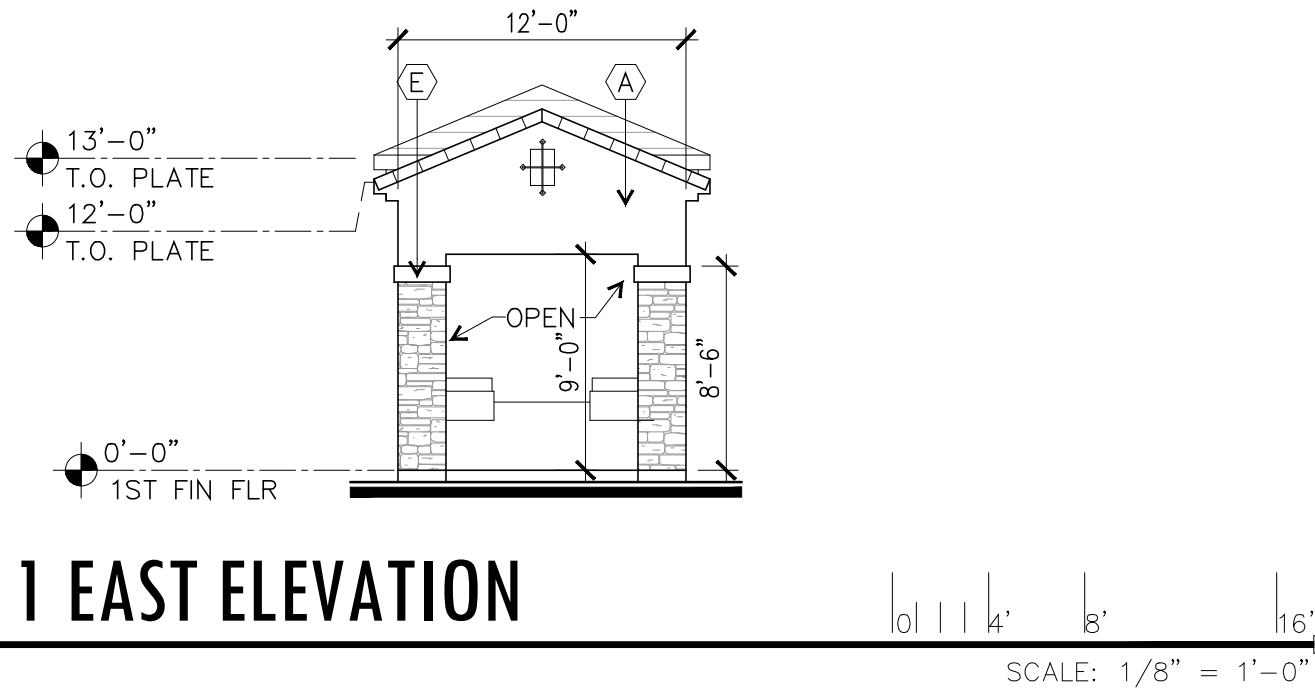
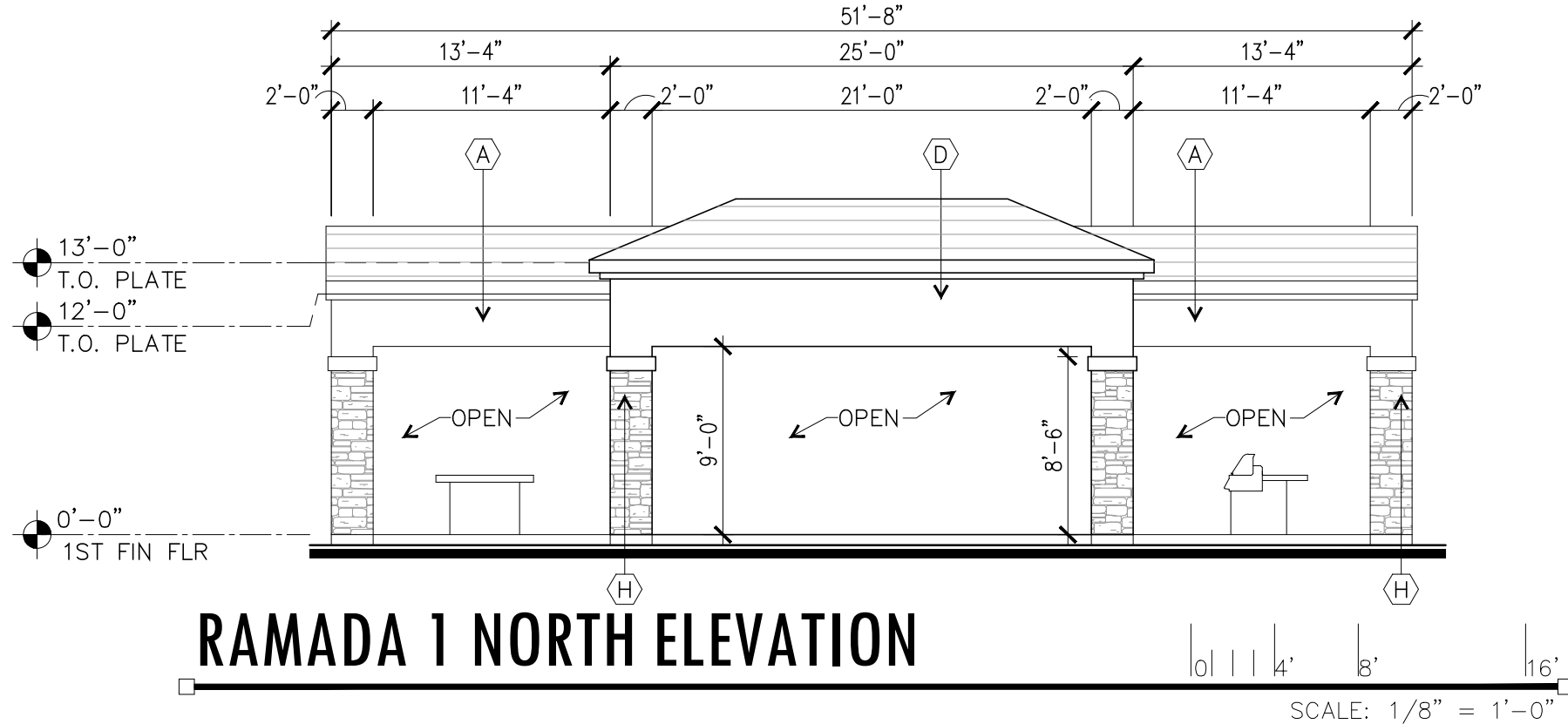
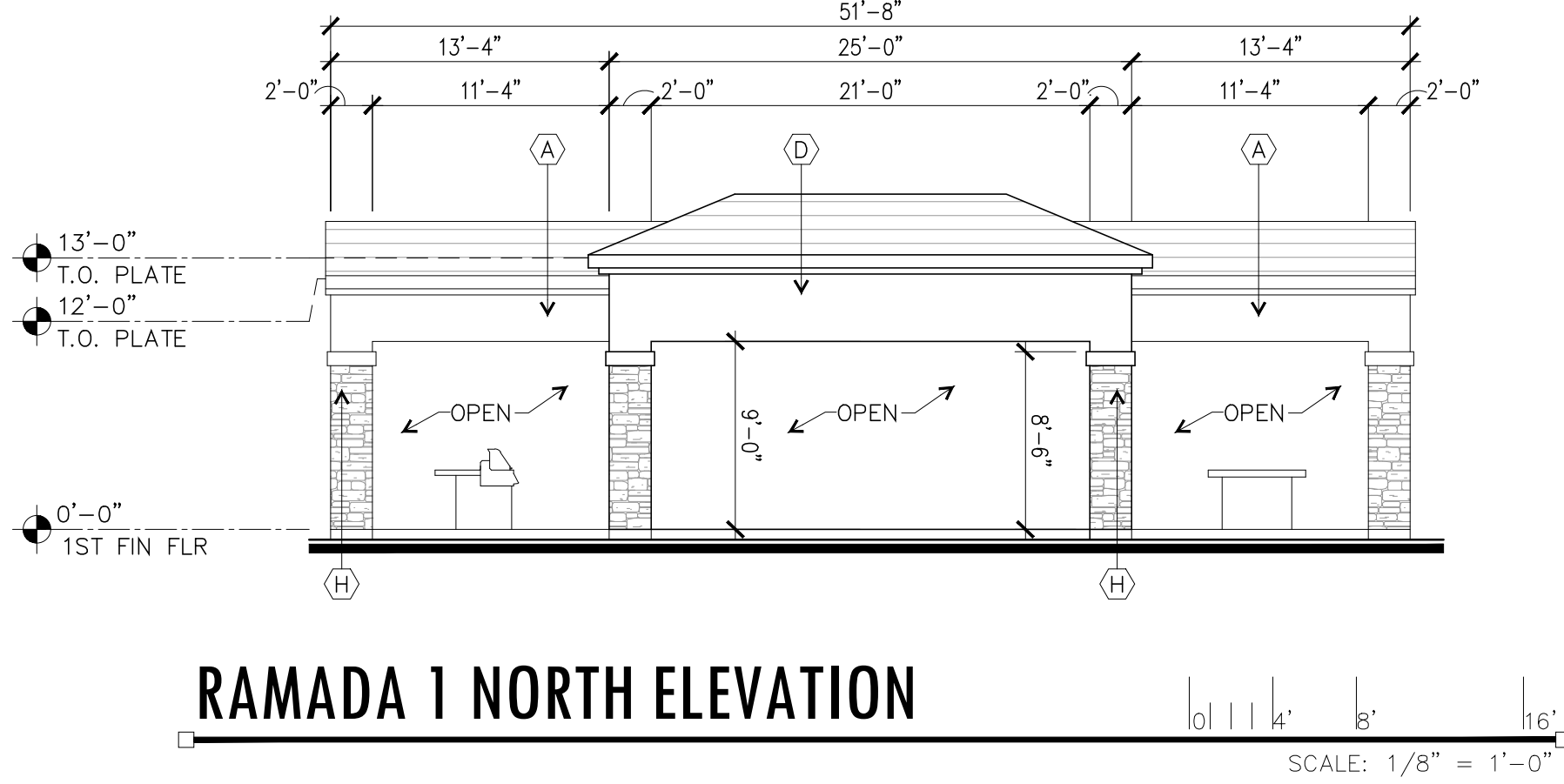
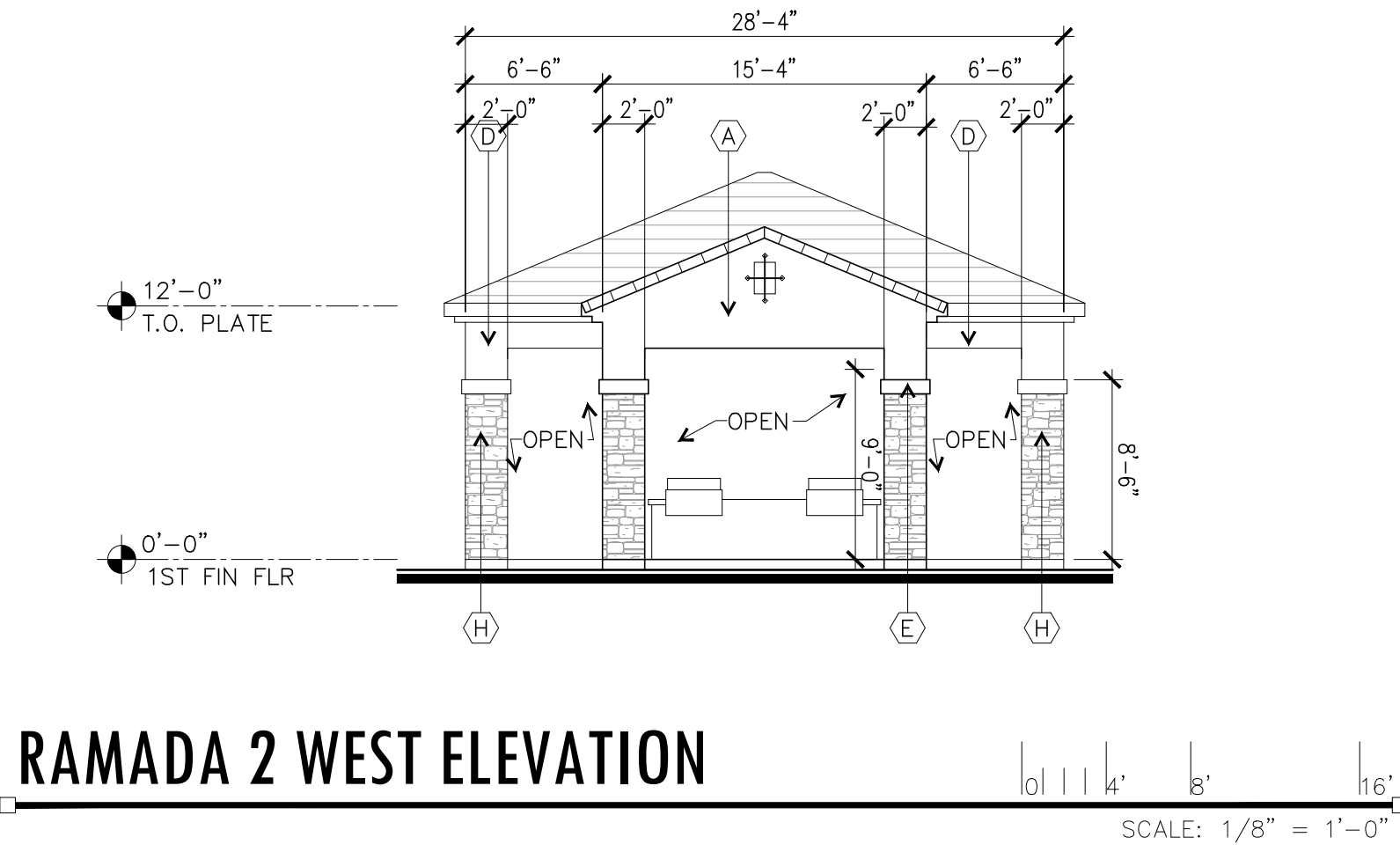
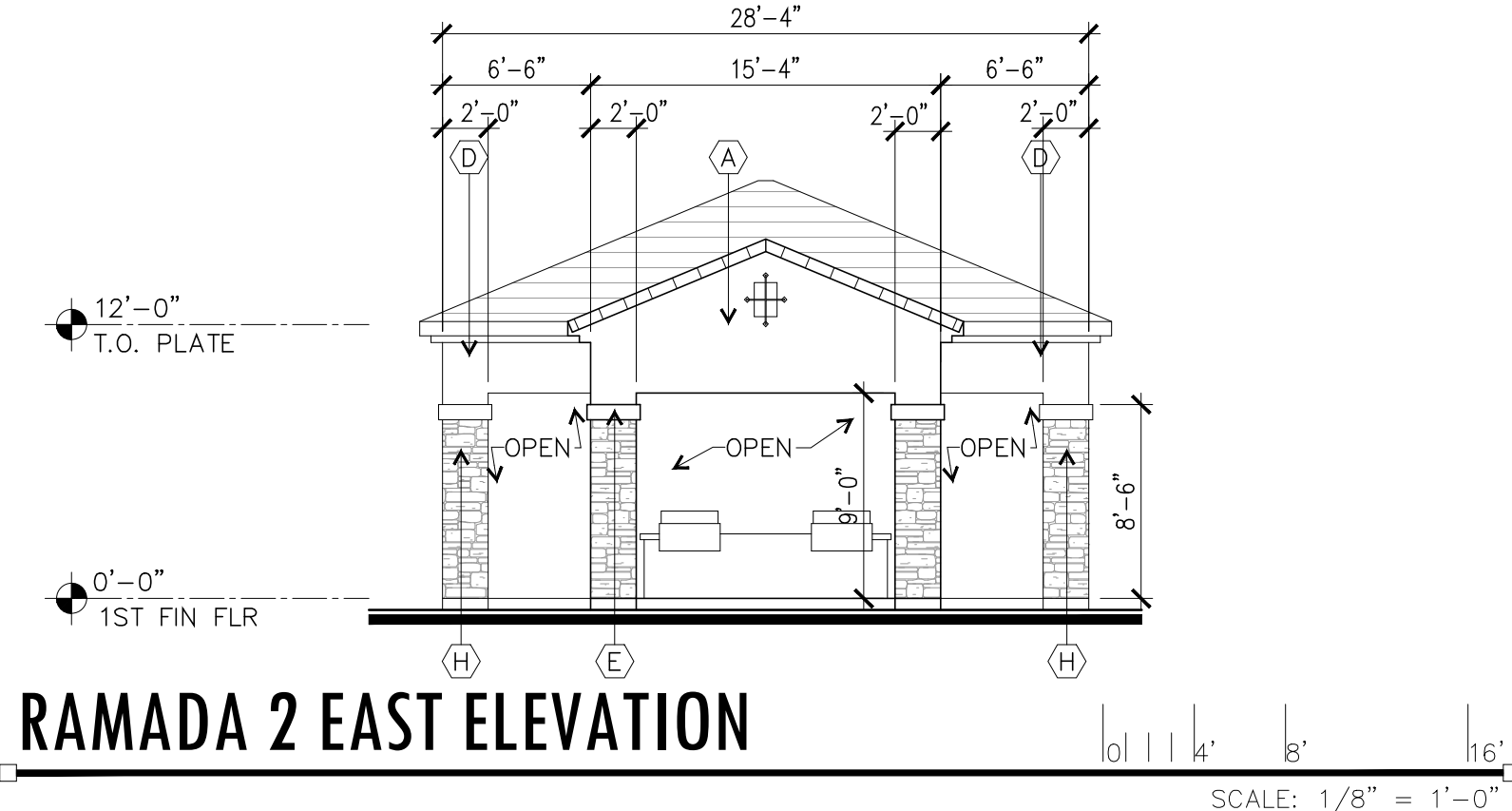
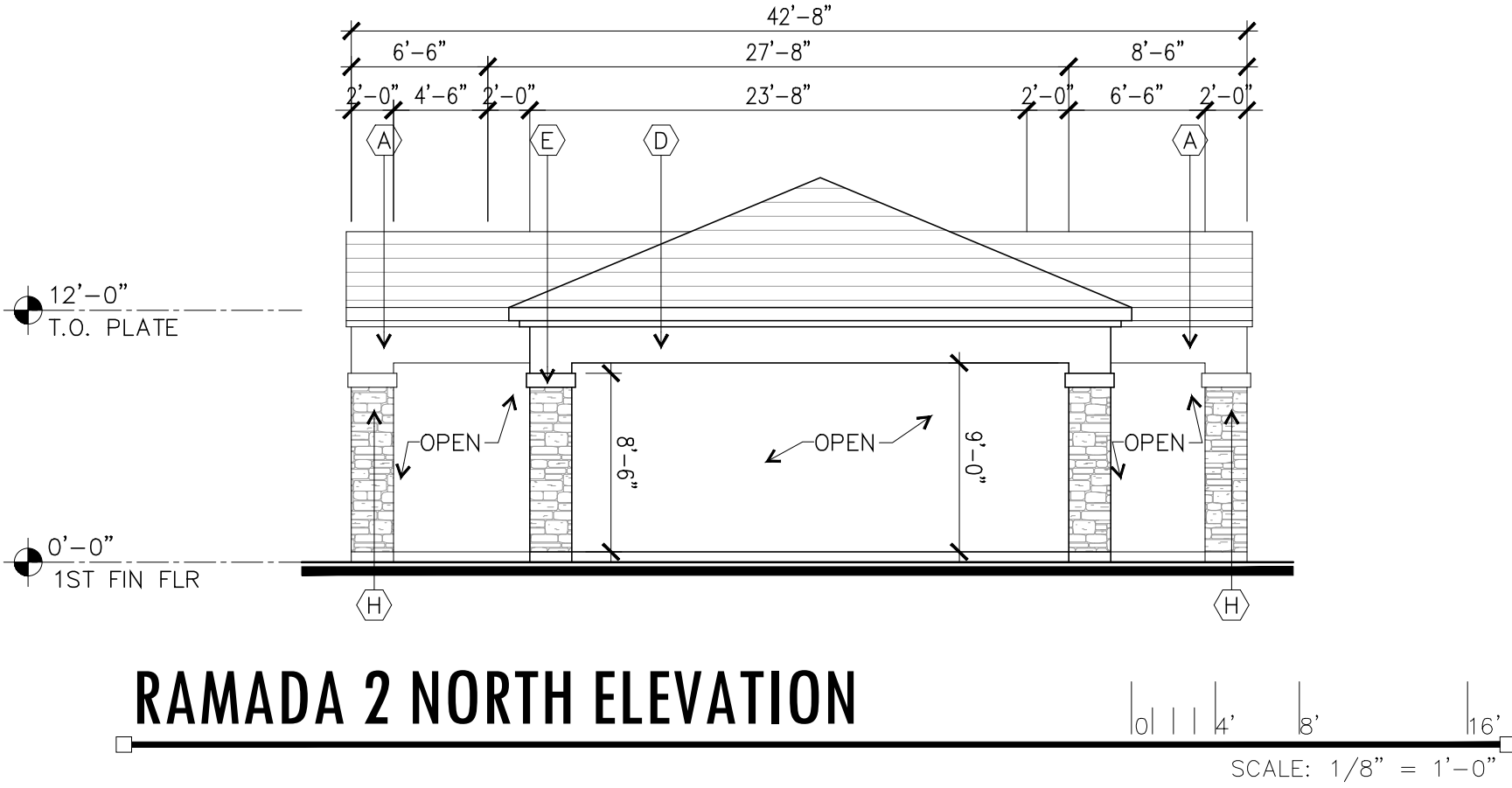
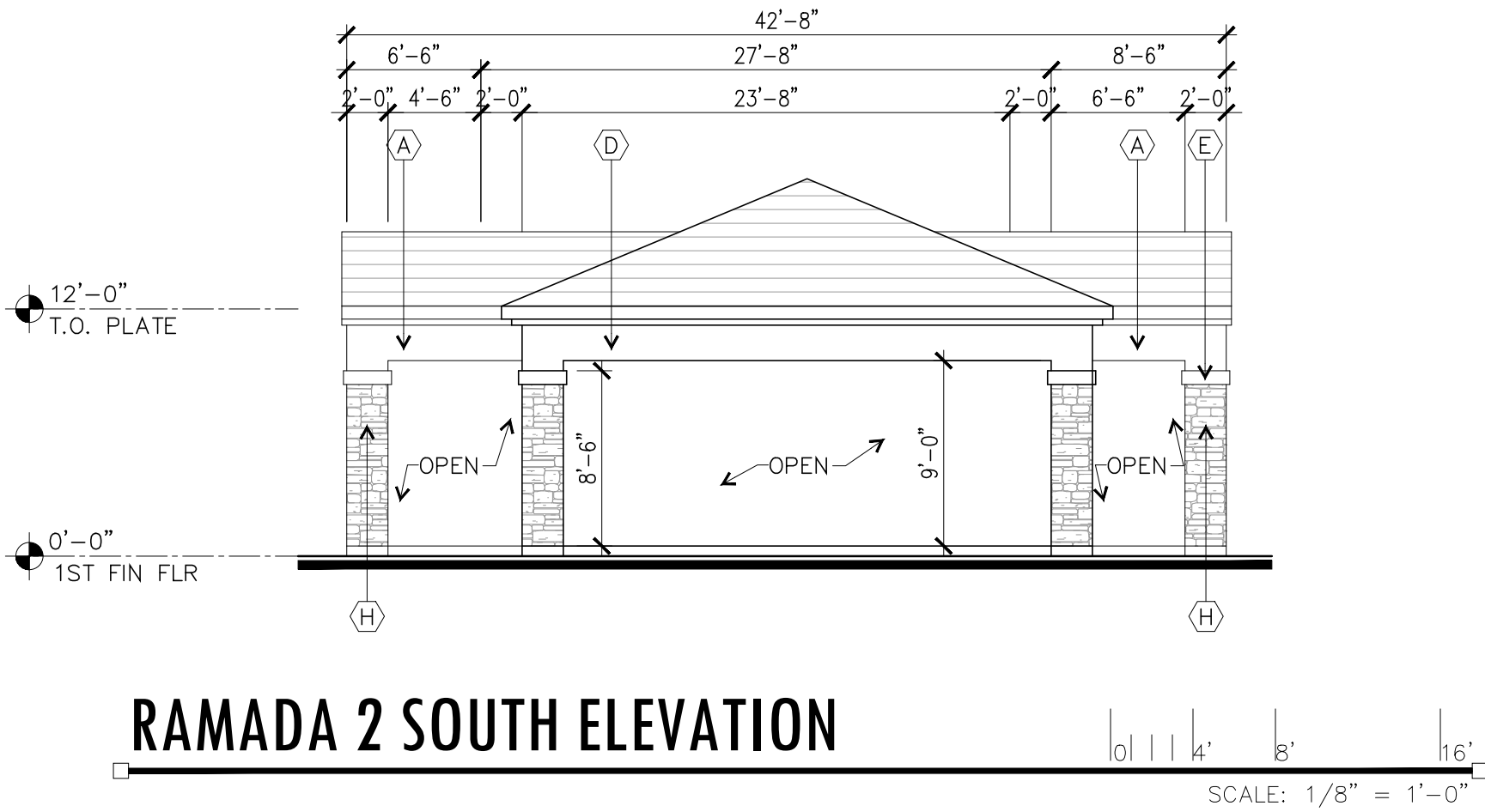


DATE: JUNE 21, 2018 ORB # 17-219

A3.27

BUILDING TYPE 2 AND 3
ELEVATIONS

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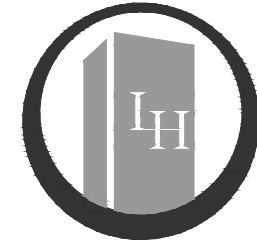
MATERIAL KEY NOTES:

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- (B) STUCCO FINISH DARK BEIGE
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- (J) WALL OPENING
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GENERAL NOTES:

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LEGACY NAA
APARTMENTS - II
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico



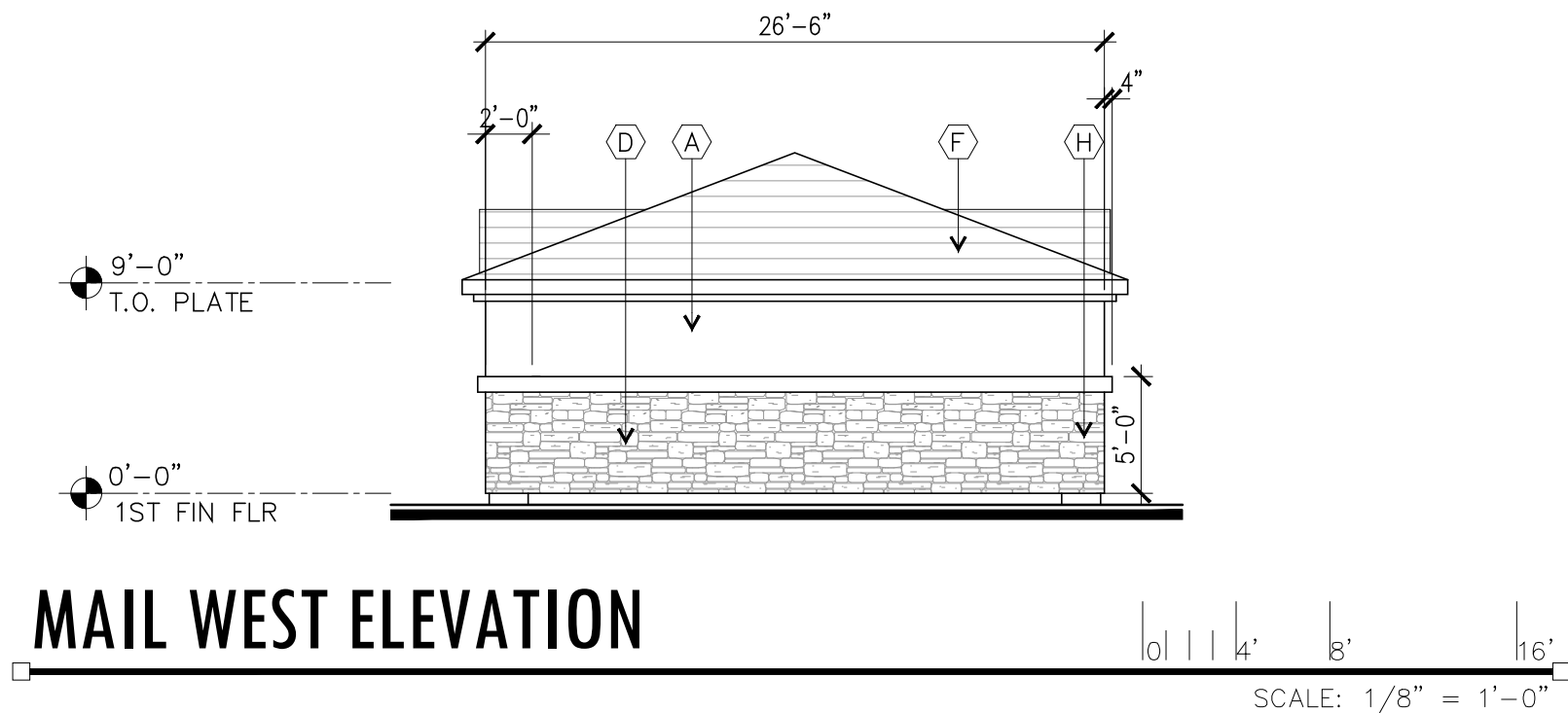
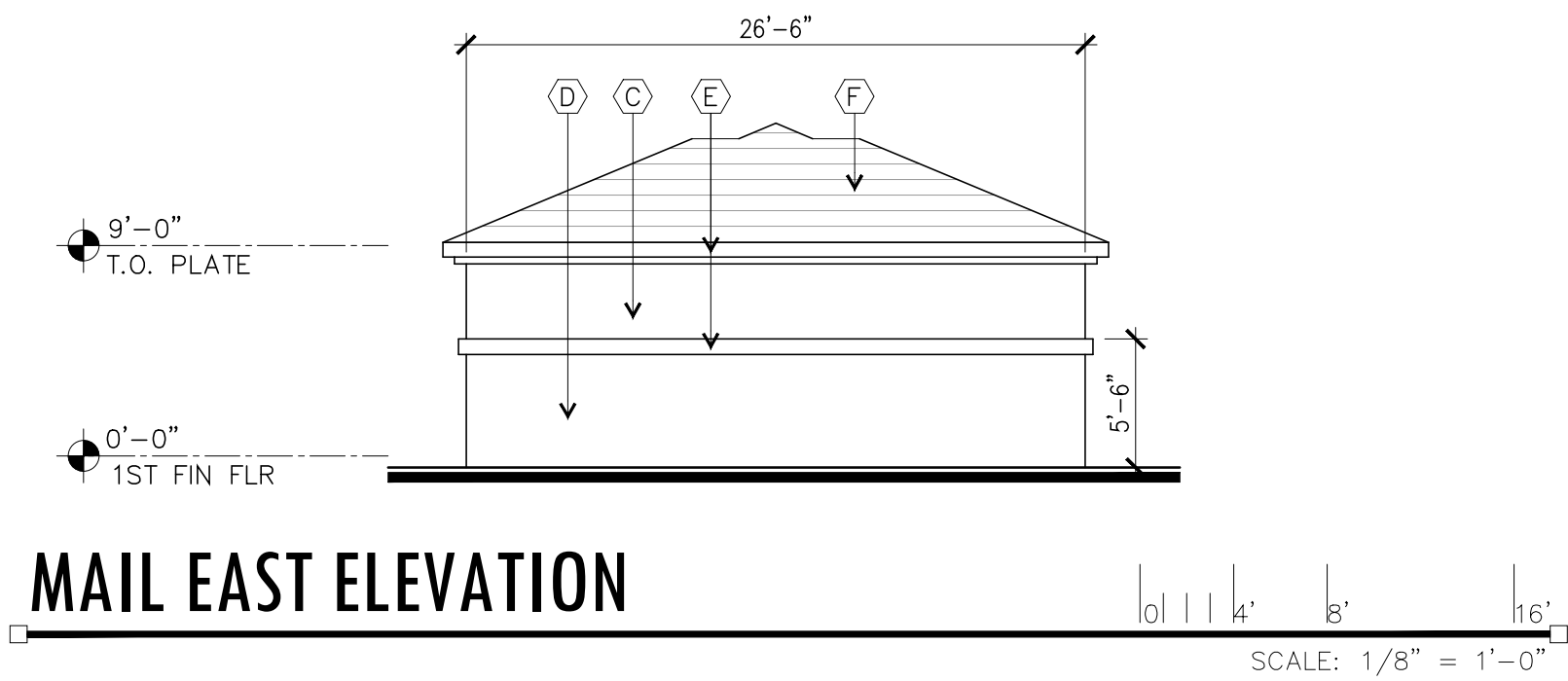
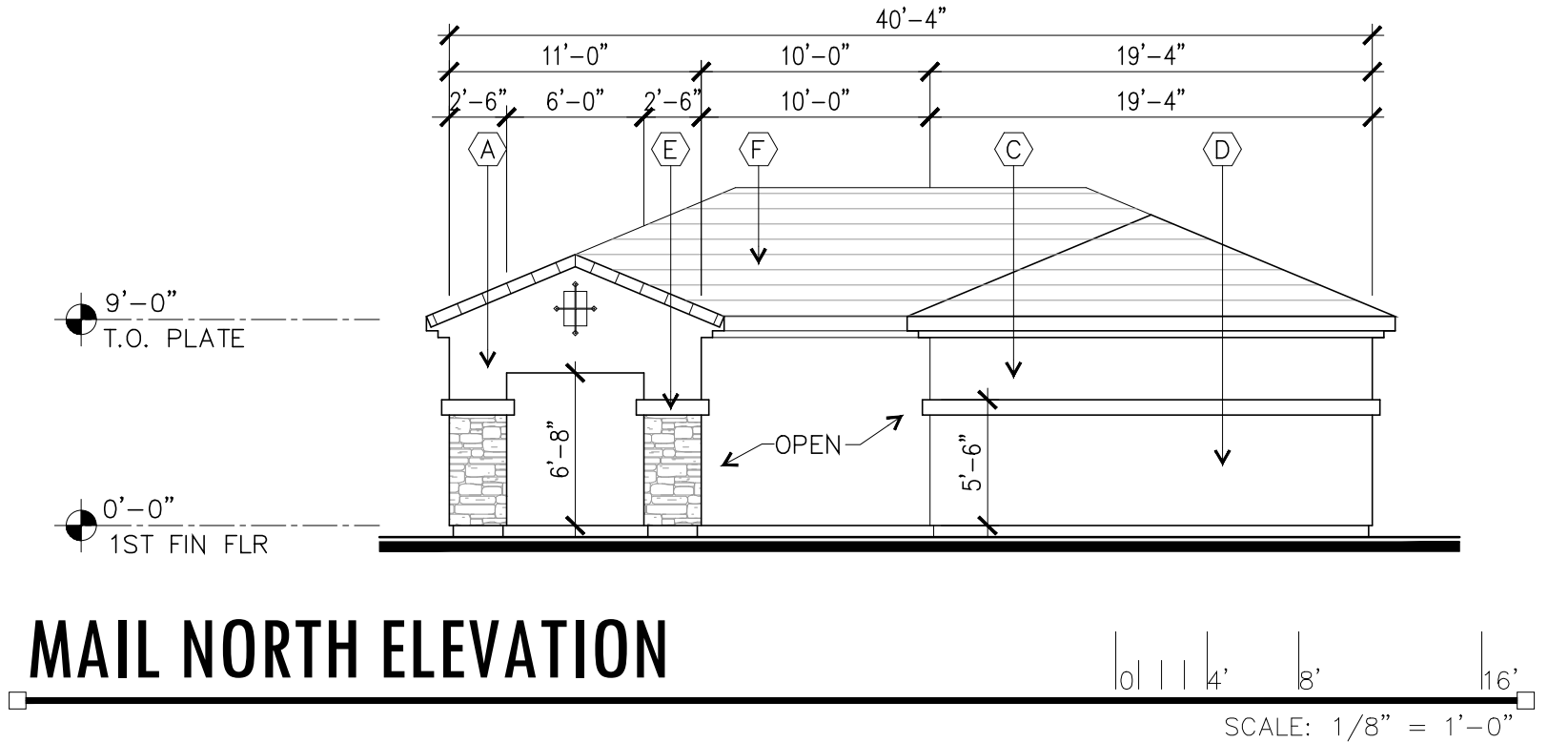
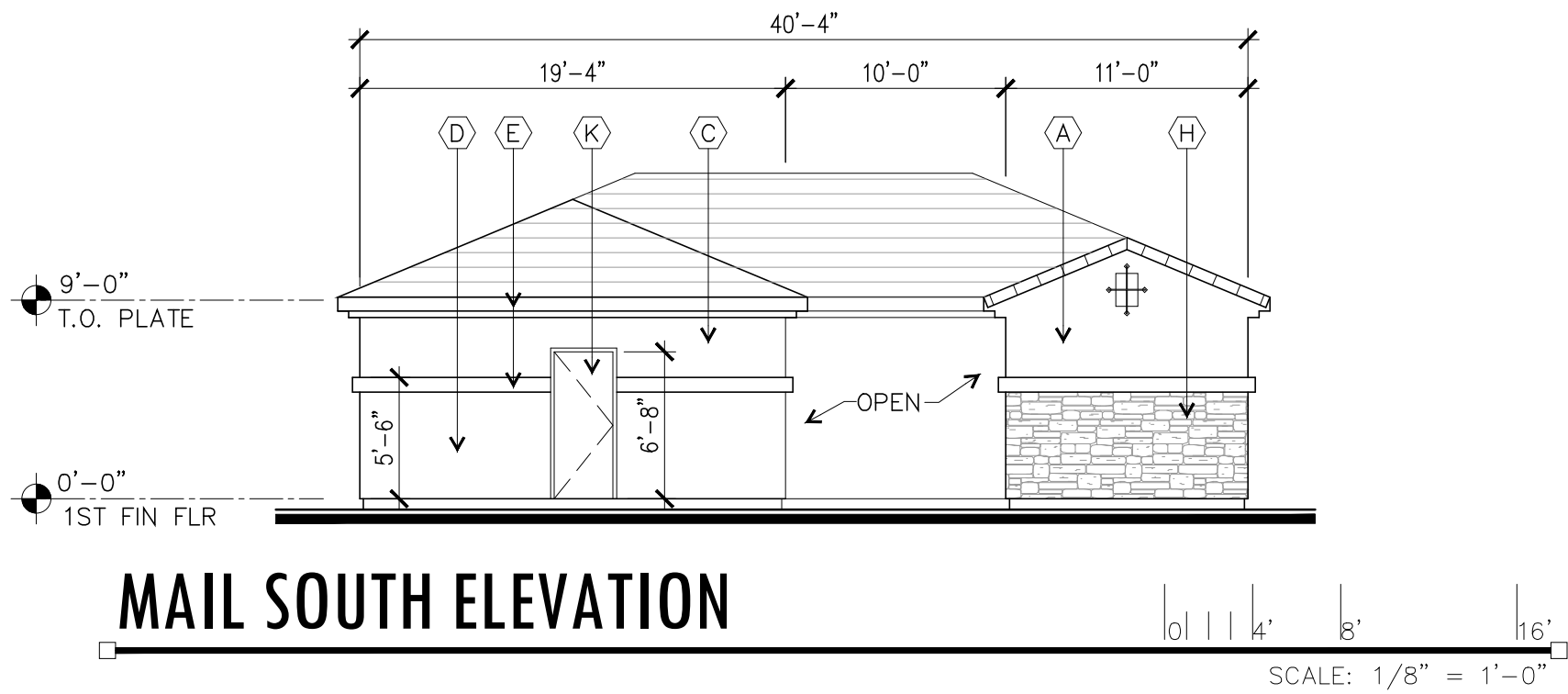
LEGACY HOSPITALITY

DATE: MARCH 7, 2018 ORB # 17-219

A5.10

RAMADAS
ELEVATIONS

FILE:T:\06\ORB Job Files\17-219_LH_Legacy NAA Phase 2\CAD Files\Prelimior\17219 A510 Ramodos - Mail Elev.dwg USER:jca DATE:Mar, 07 2018 TIME: 11:51 am



MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT BEIGE
- (B) STUCCO FINISH DARK BEIGE
- (C) STUCCO FINISH LIGHT BROWN
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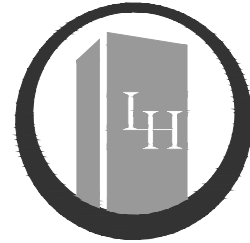
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LEGACY NAA
APARTMENTS - II
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico



WorldHQ@ORBArch.com



LEGACY HOSPITALITY

DATE: MARCH 7, 2018 ORB # 17-219

A5.11

MAIL ROOM
ELEVATIONS